

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARREIRO, DEBRA S & VIERA, ANTH  26 WHEELER ROAD  MARSTONS MIL MA 02648		1 Level	2 Public Water	1 Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 814,200 414,000	Assessed 814,200 414,000
			4 Gas						
			6 Septic		6				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 3 #DL 2 GIS ID F_955805_2710836				Plan Ref. 256/97 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 1,228,200 1,228,200			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARREIRO, DEBRA S & VIERA, ANTHON		30791 0191	09-27-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
CARREIRO, DEBRA S		20192 0340	08-25-2005	U	I	100	1A	2025	1010	814,200	2024	1010	776,000
CARREIRO, RICHARD A & DEBRA S		10733 0291	05-05-1997	Q	V	64,000	00		1010	414,000		1010	414,000
BANIA, CHRISTINE M & BANIA, RITA M		9884 0193	10-15-1995	U	V	100	1A						
BANIA, CHRISTINE M TR		3744 0213	05-18-1983	Q	V	18,000	00						
Total								1,228,200	Total	1,190,000	Total	1,042,700	

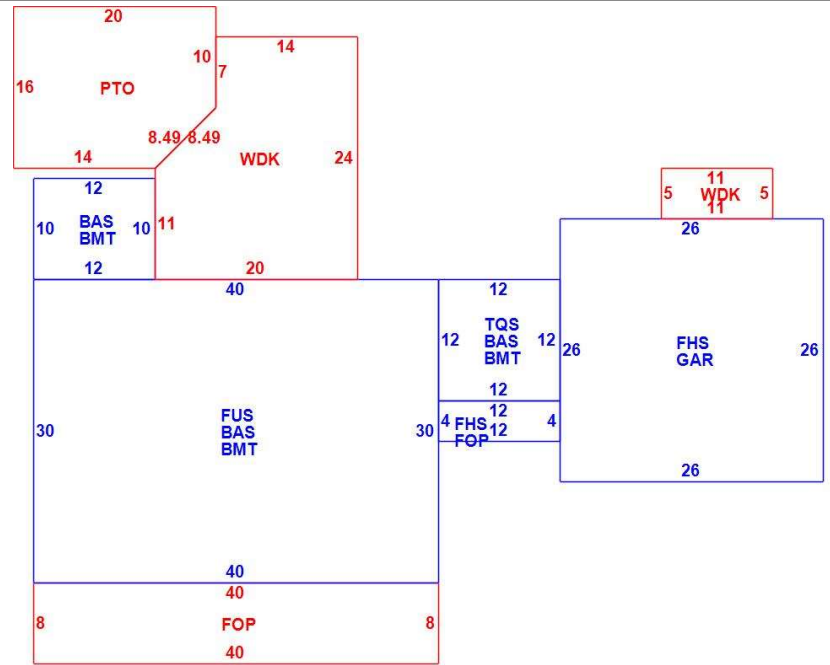
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0109			MARSTM								
NOTES								Appraised Bldg. Value (Card) 673,900			
								Appraised Xf (B) Value (Bldg) 65,700			
								Appraised Ob (B) Value (Bldg) 74,600			
								Appraised Land Value (Bldg) 414,000			
								Special Land Value 0			
								Total Appraised Parcel Value 1,228,200			
								Valuation Method C			
								Total Appraised Parcel Value 1,228,200			

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-1345	05-03-2018	835	Sid/Wind/Roof/	13,000	06-30-2019	100	06-30-2019	Reroof	01-03-2023	SR	01	1	03	Cycl Insp Comp
201203513	06-26-2012	AD	Addition	10,000	02-19-2014	100	06-30-2014	PORCH 8X10 WOOD ON SO	05-15-2020	LS			FR	Field Review
201202092	04-10-2012	OB	Out Building	700	02-19-2014	100	06-30-2014	14X18 SHED	02-26-2014	MW	02		02	Bldg Permit Completed
40834	09-01-1999	DW	Dwelling	200,000	01-01-2000	100	06-30-2000							

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1010	Single Fam M-0	RF	3	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0109	2.200			1.0000	387,956.8	388,000	
1	1010	Single Fam M-0	RF	3	0.830 AC	14,250.00	1.00000	1.0000	0	1.00	0109	2.200			1.0000	31,350	26,000	
Total Card Land Units					1.83 AC	Parcel Total Land Area					1.83	Total Land Value					414,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		765,748
			Year Built		1999
			Effective Year Built		2009
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		12
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		88
			RCNLD		673,900
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPLG	Gas Fireplace-	B	1	2500.00	2007		88		0.00	2,200
FGR7	Gar w/Lft Goo	L	672	70.00	2006		82	00	1.00	38,600
FOP	Open Porch-ro	B	368	55.00	2007		88		0.00	12,600
GAR	Attached Gara	B	676	40.00	2007		88		0.00	20,200
BMT	Basement-Unfi	B	1,464	26.01	2007		88		0.00	30,700
WDC	Wood Decking	L	55	20.00	2012		76		0.00	2,300
SHD2	Shed w/Elec	L	252	26.00	2012		76		0.00	5,000
WDC	Wood Deck w/	L	90	18.00	2012		76		0.00	2,400
PATF	Flagstone Pav	L	168	30.00	2022		98		0.00	5,600
FPIT	Fire Pit	L	1	3010.00	2022		98	C	1.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,464	1,464	1,464	245.43	359,312
BMT	Basement Area	0	1,464	0	0.00	0
FHS	Half Story	362	724	362	122.72	88,846
FOP	Open Porch	0	368	0	0.00	0
FUS	Upper Story	1,200	1,200	1,200	245.43	294,518
GAR	Attached Garage	0	676	0	0.00	0
PTO	Patio	0	302	0	0.00	0
TQS	Three Quarter Story	94	144	94	160.21	23,071
WDK	Wood Deck	0	475	0	0.00	0
Ttl Gross Liv / Lease Area		3,120	6,817	3,120		765,747



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			4 Gas			RESIDNTL	1010	814,200	814,200							
			6 Septic		6	RES LAND	1010	414,000	414,000							
<b>SUPPLEMENTAL DATA</b>						Total				1,228,200	1,228,200					
Alt Prcl ID		Split Zonin		Plan Ref. 256/97												
BID Parcel		ResExpt Q		Land Ct#												
#DL 1		INFO: LOT 3		#SR												
#DL 2				Life Estate												
GIS ID		F_955805_2710836		PP STATU												
Assoc Pid#																
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								Total		1,228,200	Total		1,190,000			
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								Appraised Land Value (Bldg)			414,000					
								Special Land Value			0					
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								Valuation Method			C					
								Total Appraised Parcel Value			1,228,200					
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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
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Interior Wall 2						Condo Unit					
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Kitchen Style						Condition					
Occupancy						Condition %					
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Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
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<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
GEN	Emergency Ge	L	1	5550.00	2022		96		0.00	5,300	
PAT1	Patio- Average	L	302	5.89	2022		98		0.00	1,700	
WDC	Deck comp w	L	420	28.00	2022		96		0.00	10,800	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
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Ttl Gross Liv / Lease Area											