Property Location 44 MOUNTAIN ASH ROAD | Map ID 124/ 037/ / / | Bldg Name | State Use 1010
Vision ID 7957 | Account # 67616 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 10:04:01

CURRENT OWNER

MCLAUGHLIN, TIMOTHY J & JENNIF

44 MOUNTAIN ASH ROAD

MARSTONS MIL MA 02648

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	6	Septic				
		2	Public Water				
		4	Gas			6	

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	250/133
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 18	PP STATU	
#DL 2			
GIS ID	F_959829_2704708	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	333,000	333,000
RES LAND	1010	171,300	171,300
Total		504,300	504,300

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
MCLAUGHLIN, TIMOTHY J & JENNIFER	24168	0167	11-16-2009	U	I	1	1F
MCLAUGHLIN, TIMOTHY J & JENNIFER	22573	0001	12-28-2007	U	I	1	1A
MCLAUGHLIN, TIMOTHY J & JENNIFER	15050	0002	04-16-2002	Q	I	219,900	00
ALENCE, EDWARD G	11045	0052	11-04-1997	Q	I	124,850	00
PINO, JERILYN R	9222	0075	06-15-1994	Q	I	115,500	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	333,000	2024	1010	326,200	2023	1010	282,600
	1010	171,300		1010	171,300		1010	155,800
	Total	504,300		Total	497,500		Total	438,400

EXEMPTIONS

Year	Code	Description	Amount
2024	5C	RESIDENTIAL EXEMPTION	
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	281,400
Appraised Xf (B) Value (Bldg)	49,000
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	171,300
Special Land Value	0
Total Appraised Parcel Value	504,300
Valuation Method	C
Total Appraised Parcel Value	504,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				MARSTM

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B29732	08-01-1986	DW	Dwelling	50,000		100		MM 1 STOR

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-04-2023	JO	03		16	In Office Review
05-07-2020	LS			FR	Field Review
02-07-2018	KM	02		03	Cycl Insp Comp
01-29-2007	PT	02		14	Cyclical Inspection
11-14-2002	PT	02		01	Meas/Est
11-23-1998	DD	01		00	Meas/Listed-Interior Acces
03-15-1987	AM				

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	0.730	AC	176,344.00	1.33091	1.0000	5	1.00	0105	1.000		1.0000	234,696.2	171,300

Total Card Land Units 0.73 AC | Parcel Total Land Area 0.73 | Total Land Value 171,300

Property Location 44 MOUNTAIN ASH ROAD | Map ID 124/ 037/ / / | Bldg Name | State Use 1010
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CONSTRUCTION DETAIL

Element	Cd	Description
Style	01	Ranch
Model	01	Residential
Grade:	C	Average
Stories	1	1 Story
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	11	Clapboard
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	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Sewer Occupan		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

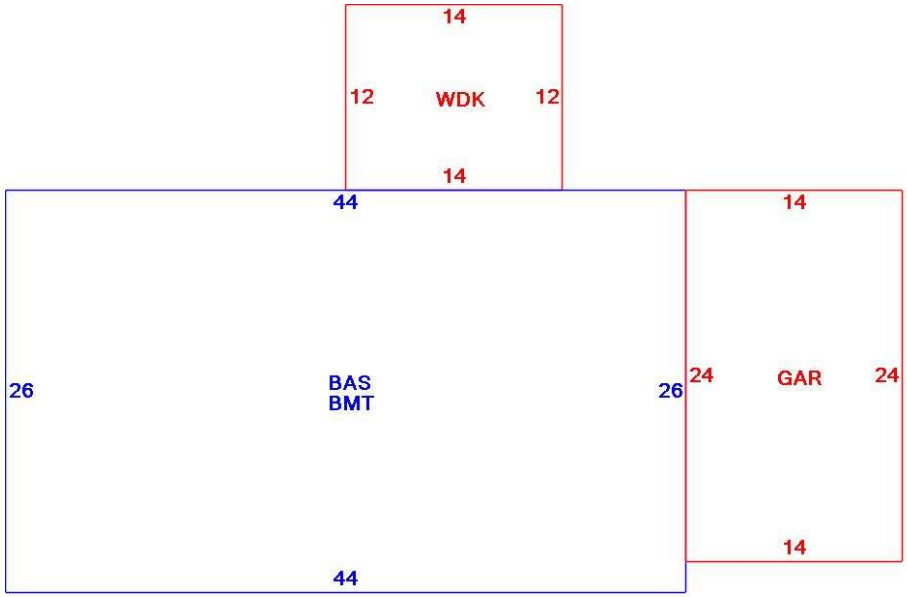
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	335,020
Year Built	1986
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	281,400
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
BFA	Bsmt Fin-Avg	B	858	17.36	2001		84		0.00	12,500
WDC	Wood Decking	L	168	20.00	1999		60		0.00	2,600
GAR	Attached Gara	B	336	40.00	2001		84		0.00	12,100
BMT	Basement-Unfi	B	1,144	26.01	2001		84		0.00	24,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	292.85	335,020
BMT	Basement Area	0	1,144	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDK	Wood Deck	0	168	0	0.00	0
	Ttl Gross Liv / Lease Area	1,144	2,792	1,144		335,020