

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
VIENS, CHRISTOPHER J & WELCH, L 71 CAPTAIN BAKER RD MARSTONS MIL MA 02648	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1010	467,500		467,500
			6	Septic		6	RES LAND	1010	156,500		156,500
SUPPLEMENTAL DATA						Total		624,000	624,000		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 18 #DL 2 GIS ID F_960791_2708530				Plan Ref. 274/34 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VIENS, CHRISTOPHER J & WELCH, LAU	15181	0012	05-21-2002	Q	I	297,000	00	Year	Code	Assessed	Year	Code	Assessed
CODY, LYNDA ANN	12410	0091	07-15-1999	Q	I	187,000	00	2025	1010	467,500	2024	1010	444,700
KELLY, WILLIAM A JR & SHEILA G	3546	0229	08-27-1982	Q	I	59,000	00		1010	156,500	2023	1010	396,400
VIOLA, VICTOR J JR & VICTOR J SR	3043	0271	01-11-1980	Q	V	10,000	00	Total		624,000	Total		601,200
								Total		538,700			

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2024	5C	RESIDENTIAL EXEMPTION											
Total			0.00										

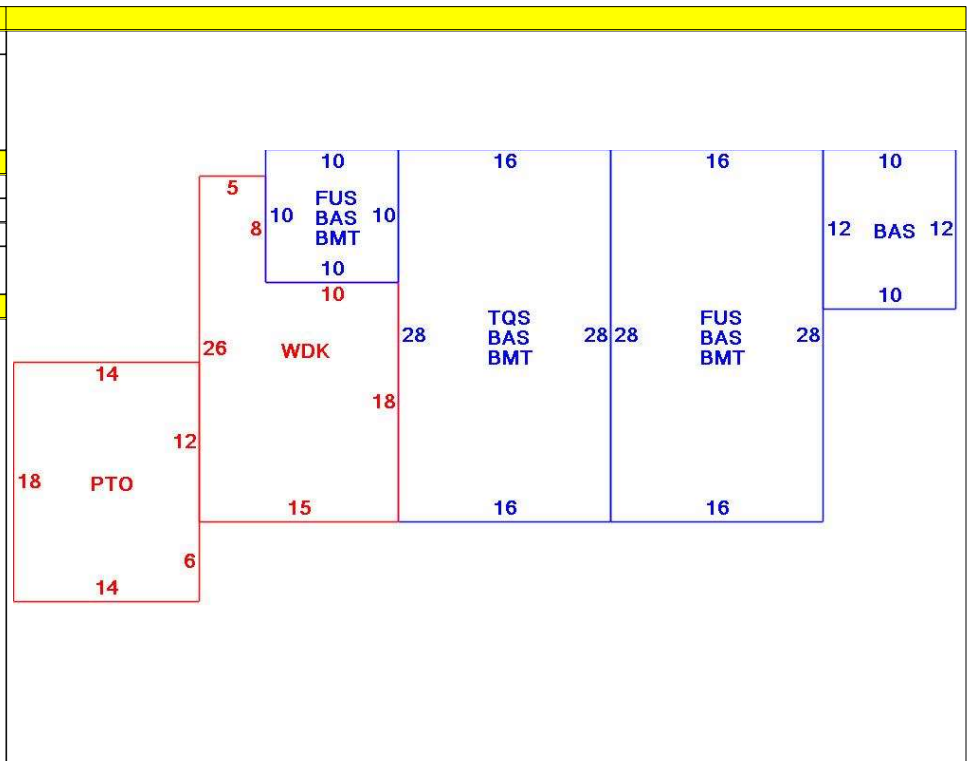
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			MARSTM				

NOTES										APPRAISED VALUE SUMMARY			
										Appraised Bldg. Value (Card)	406,400		
										Appraised Xf (B) Value (Bldg)	31,300		
										Appraised Ob (B) Value (Bldg)	29,800		
										Appraised Land Value (Bldg)	156,500		
										Special Land Value	0		
										Total Appraised Parcel Value	624,000		
										Valuation Method	C		
										Total Appraised Parcel Value	624,000		

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
BLDR-22-78	07-19-2022	804	Addn Alt-Res	30,000		0		Kitchen Remodel Open Wall L	07-31-2023	EG	03		16	In Office Review
18-3214	09-28-2018	835	Sid/Wind/Roof/	10,000	06-30-2019	100	06-30-2019	Strip and re-roof approximately	04-30-2020	LS			FR	Field Review
B37580	03-01-1995	AD	Addition	37,000	01-15-1996	100	12-31-1996	MM ADD'N	12-31-2019	SR	01		03	Cycl Insp Comp
									08-04-2014	JR	03		16	In Office Review
									02-05-2007	PT	02		14	Cyclical Inspection

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	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0105	1.000		1.0000	326,042.4
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			156,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
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	20	2 Full-0 Half			
			CONDO DATA		
Parcel Id		C	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr			Condo Unit		
			COST / MARKET VALUATION		
Building Value New			501,731		
Year Built			1980		
Effective Year Built			2000		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			19		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			81		
RCNLD			406,400		
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1998		81		0.00	4,900
BRR	Bsmt Rec Rm-	B	750	8.05	1998		81		0.00	4,900
FGR2	Garage- Avg-	L	336	50.00	1980		56	00	1.00	9,400
WDC	Wood Decking	L	310	20.00	2003		68		0.00	4,200
PAT1	Patio- Average	L	252	5.89	2003		84		0.00	1,300
BMT	Basement-Unfi	B	996	26.01	1998		81		0.00	21,500
SHED	Shed	L	100	18.00	2019		100		0.00	1,800
FPLO	Outdoor firepl -	L	1	13840.00	2019		95	C	1.00	13,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,116	1,116	1,116	256.64	286,410
BMT	Basement Area	0	996	0	0.00	0
FUS	Upper Story	548	548	548	256.64	140,639
PTO	Patio	0	252	0	0.00	0
TQS	Three Quarter Story	291	448	291	166.70	74,682
WDK	Wood Deck	0	310	0	0.00	0
Ttl Gross Liv / Lease Area		1,955	3,670	1,955		501,731

