Property Location 60 CAPTAIN BAKER ROAD | Map ID 125/ 032/ / / | Bldg Name | State Use 1010
Vision ID 8013 | Account # 68090 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 10:10:04

CURRENT OWNER

FREDERICKSON, COREY B

60 CAPTAIN BAKER ROAD

MARSTONS MIL MA 02648

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

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	274/34
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 25	PP STATU	
#DL 2			
GIS ID	F_960992_2708517	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	483,200	483,200
RES LAND	1010	155,900	155,900
Total		639,100	639,100

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
FREDERICKSON, COREY B	31497	0339	08-30-2018	Q	I	460,000	00
WELLS-CHAMBERLAIN, DENIS & AMY	6438	0170	09-15-1988	Q	I	135,000	U
FORTE, JOHN A JR	3553	0291	09-15-1982	Q	I	51,900	U
DURRANT, MICHAEL G & CECILE I	3170	0188	05-15-1979	Q	V	8,000	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	483,200	2024	1010	457,300	2023	1010	399,000
	1010	155,900		1010	155,900		1010	141,700
	Total	639,100		Total	613,200		Total	540,700

EXEMPTIONS

Year	Code	Description	Amount
2020	5C	RESIDENTIAL EXEMPTION	0.00
		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)	413,100
Appraised Xf (B) Value (Bldg)	56,900
Appraised Ob (B) Value (Bldg)	13,200
Appraised Land Value (Bldg)	155,900
Special Land Value	0
Total Appraised Parcel Value	639,100
Valuation Method	C
Total Appraised Parcel Value	639,100

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
BLDR-22-16	12-14-2022	839	Solar Panel-Re	22,000	01-30-2023	100	01-30-2023	COMPLETED 1-30-2023 Instal
18-353	02-09-2018	835	Sid/Wind/Roof/	5,850	06-30-2018	100	06-30-2018	Strip and re-roof approximately
B36982	08-01-1994	AD	Addition	37,600	01-15-1996	100	12-31-1996	MM ADD'N

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-16-2023	JO	03		02	Bldg Permit Completed
04-30-2020	LS			FR	Field Review
12-31-2019	SR	02		03	Cycl Insp Comp
07-22-2019	JD			16	In Office Review
10-24-2018	RB	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	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	155,900

Total Card Land Units 0.46 AC | Parcel Total Land Area 0.46 | Total Land Value 155,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade:	C	Average
Stories	2	2 Stories
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2	14	Wood Shingle
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2	05	Vinyl/Asphalt
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 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

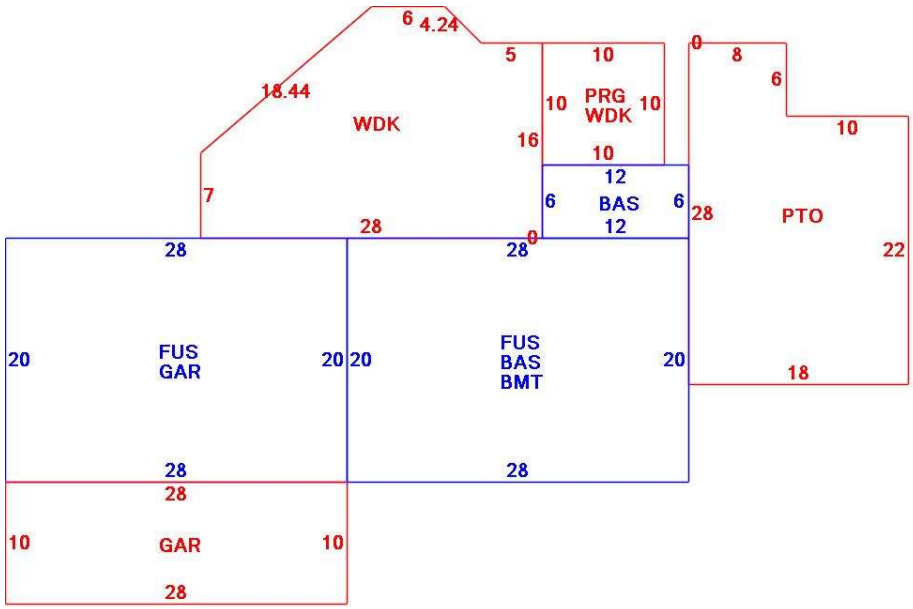
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	469,483
Year Built	1979
Effective Year Built	2009
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	413,100
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
FPL3	Fireplace 2 sto	B	1	7000.00	2007		88		0.00	6,200
WDC	Wood Decking	L	528	20.00	1998		58		0.00	5,700
PAT2	Patio-Good	L	444	9.94	1998		79		0.00	3,400
GAR	Attached Gara	B	840	40.00	2007		88		0.00	23,800
BMT	Basement-Unfi	B	560	26.01	2007		88		0.00	16,100
FPLG	Gas Fireplace-	B	1	2500.00	2007		88		0.00	2,200
BFA	Bsmt Fin-Avg	B	560	17.36	2007		88		0.00	8,600
SHED	Shed	L	140	18.00	2019		100		0.00	2,500
PRG1	Pergola-Avg	L	100	18.00	2019		90	C	1.00	1,600
SOL1	Solar PV Pane	B	20	860.00	2023		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	632	632	632	267.97	169,357
BMT	Basement Area	0	560	0	0.00	0
FUS	Upper Story	1,120	1,120	1,120	267.97	300,126
GAR	Attached Garage	0	840	0	0.00	0
PRG	Pergola	0	100	0	0.00	0
PTO	Patio	0	444	0	0.00	0
WDK	Wood Deck	0	529	0	0.00	0
	Ttl Gross Liv / Lease Area	1,752	4,225	1,752		469,483