

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA
MONCHOLI, ROSA AMPARO 73 RHODY CIR MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDENTL	1010	487,300	487,300	
			2 Public Water		6	RES LAND	1010	203,000	203,000	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 52 #DL 2 GIS ID F_958948_2709024					Plan Ref. Land Ct# 12034-D #SR Life Estate ROSA AMPARO PP STATU Assoc Pid#		Total		690,300	690,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MONCHOLI, ROSA AMPARO		C179979	0	05-08-2006	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed			
MONCHOLI, ROSA AMPARO		C179772	0	04-13-2006	U	I	0	1A	2025	1010	487,300	2024	1010	461,200			
ROSENTHAL, ANA M TR		C170753	0	10-01-2003	U	I	100	1F		1010	203,000	2023	1010	200,600			
MONCHOLI, ROSA		C169846	0	07-16-2003	U	I	10	1A									
ROSENTHAL, ANA M TR		C166493	0	09-06-2002	U	I	100	1A									
Total									690,300		Total		664,200		Total		614,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2016	5C	RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106			MARSTM					

NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)	435,700			
				Appraised Xf (B) Value (Bldg)	46,400			
				Appraised Ob (B) Value (Bldg)	5,200			
				Appraised Land Value (Bldg)	203,000			
				Special Land Value	0			
				Total Appraised Parcel Value	690,300			
				Valuation Method	C			
				Total Appraised Parcel Value	690,300			

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-23-70	05-26-2023	880	Alt-Int work-Res	68,200		100		Renovate hall bathroom- expa	05-01-2020	LS			FR	Field Review	
18-2373	07-26-2018	835	Sid/Wind/Roof/	8,175		100		Remove and replace existing b	01-04-2017	SR	01		02	Bldg Permit Completed	
17-2438	08-04-2017	822	Insulation	5,602		100		15 hours of air sealing, 257 sq	06-05-2015	GC	03		16	In Office Review	
16-2134	08-10-2016	880	Alt-Int work-Res	60,100	09-15-2016	100	06-30-2017	renovate kitchen, replace 1 dbl	04-25-2014	JR	03		16	In Office Review	
16-504	03-11-2016	833	Shd-Res-under	0	09-15-2016	100	06-30-2017	install a 10x12 shed	06-07-2007	SF	03		16	In Office Review	
									02-08-2007	PT	02		14	Cyclical Inspection	
									10-03-2002	PT	01		00	Meas/Listed-Interior Acces	

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	0106	1.150		1.0000	202,795.6	202,800
1	1010	Single Fam M-0	RF	3	0.010	AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	200
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value				203,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
Building Value New			512,562		
Year Built			1981		
Effective Year Built			2005		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
RCNLD			435,700		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

CONDO DATA

Parcel Id		C		Ownr	0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

Building Value New	512,562
Year Built	1981
Effective Year Built	2005
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	435,700
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	2003		85		0.00	5,100
WDC	Wood Decking	L	256	20.00	1998		58		0.00	3,200
FOPC	Open Prch-roo	B	30	55.00	2003		85		0.00	1,700
GAR	Attached Gara	B	273	40.00	2003		85		0.00	10,600
BMT	Basement-Unfi	B	1,420	26.01	2003		85		0.00	29,000
SHED	Shed	L	120	18.00	2016		94		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,511	1,511	1,511	255.26	385,698
BMT	Basement Area	0	1,420	0	0.00	0
FHS	Half Story	398	795	398	127.79	101,593
FPC	Open Porch Conc. Floor	0	30	0	0.00	0
GAR	Attached Garage	0	273	0	0.00	0
UAT	Attic, Unfinished	0	989	99	25.55	25,271
WDC	Wood Deck	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		1,909	5,274	2,008		512,562

