

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FERRANTE, JUSTIN M & PATRICIA M JP FERRANTE FAMILY TRUST 23 FARRAR FARM ROAD NORWELL MA 02061		1 Level	4 Gas		1 Lake/Pond Fro	Description	Code	Assessed	Assessed
		2 Above Street	6 Septic		2	RESIDNTL	1010	223,400	223,400
SUPPLEMENTAL DATA						RES LAND	1010	481,100	481,100
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 WESTERLY HALF OF LOT #DL 2 GIS ID F_944676_2687723				Plan Ref. 15/67 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		704,500	704,500

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FERRANTE, JUSTIN M & PATRICIA M TR	36252	204	03-07-2024	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
MCCARTHY, PATRICIA & FERRANTE, JU	30930	0059	11-30-2017	U	I	336,000	1A	2025	1010	223,400	2024	1010	223,600
MCCARTHY, JAMES L	17773	0124	10-09-2003	U	I	100	1A		1010	481,100	2023	1010	481,100
BJORK, LAWRENCE V & MARY M TRS	10778	0030	05-30-1997	U	I	1	1A						
BJORK, LAWRENCE V & MARY	0799	0270	12-11-1951	U		0		Total		704,500	Total		704,700
								Total		530,100			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total	0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			COTUIT

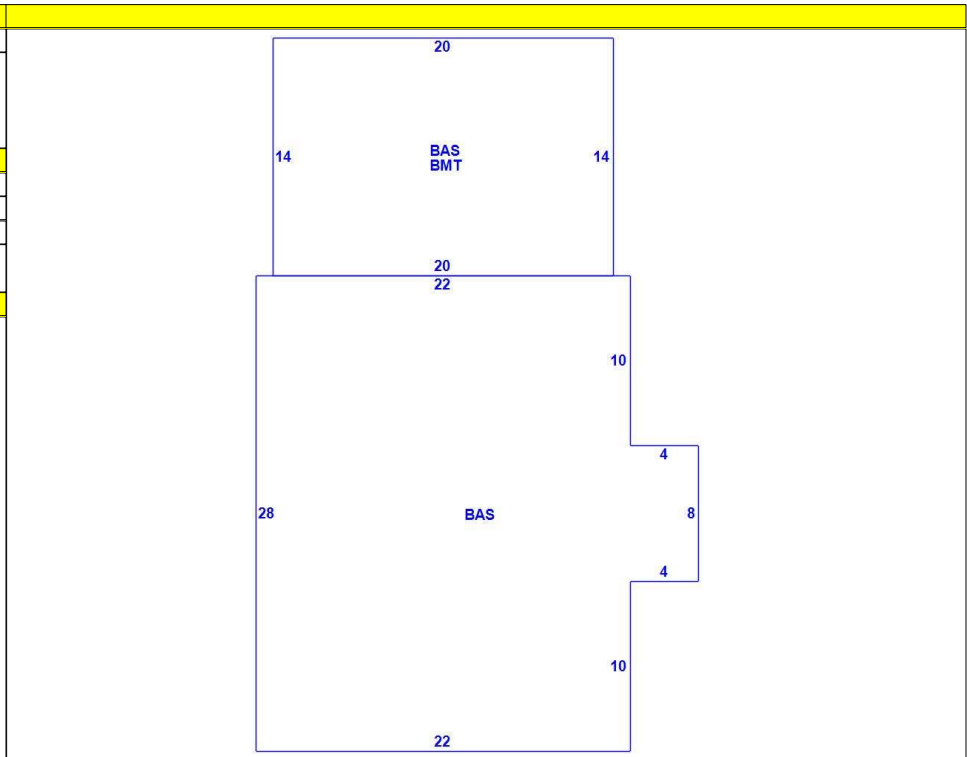
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	208,900
Appraised Xf (B) Value (Bldg)	11,700
Appraised Ob (B) Value (Bldg)	2,800
Appraised Land Value (Bldg)	481,100
Special Land Value	0
Total Appraised Parcel Value	704,500
Valuation Method	C
Total Appraised Parcel Value	704,500

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
									10-24-2022	SR	02		03	Cycl Insp Comp
									03-14-2022	BM	22		22	Change of Address
									05-26-2020	WD			FR	Field Review
									08-26-2015	AL	03		16	In Office Review
									04-22-2015	JR	03		03	Cycl Insp Comp
									08-13-2013	RB	03		03	Cycl Insp Comp
									06-13-2006	GB	03		15	Abatement Review

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	2	0.440	AC	176,344.00	2.00014	1.0000	5	1.00	0110	3.100	POND FRONT		1.0000	1,093,420	481,100
Total Card Land Units					0.44	AC	Parcel Total Land Area					0.44	Total Land Value				481,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		302,760			
Year Built		1947			
Effective Year Built		1984			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		31			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		69			
RCNLD		208,900			
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
FPL1	Fireplace 1 sto	B	1	5000.00	1981		69		0.00	3,500
SHD2	Shed w/Elec	L	135	26.00	1990		42		0.00	1,500
BMT	Basement-Unfi	B	280	26.01	1981		69		0.00	8,200
PAT1	Patio- Average	L	105	5.89	1990		66		0.00	500
SHED	Shed	L	96	18.00	1997		46		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	928	928	928	326.25	302,760
BMT	Basement Area	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		928	1,208	928		302,760

