

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
FRATUS, JENNIFER R						Description	Code	Assessed	Assessed	
19 SETTLERS LANE		SUPPLEMENTAL DATA				RESIDNTL	1010	190,800	190,800	
HYANNIS MA 02601		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 7 #DL 2 GIS ID F_981214_2707836				RES LAND	1010	110,000	110,000	
		Plan Ref. 610/93 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		300,800	300,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FRATUS, JENNIFER R		29082	0175	08-18-2015	U	I	207,800	1	Year	Code	Assessed	Year	Code	Assessed
MORIN, JACQUES N TR		23898	0173	07-17-2009	U	V	1	1B	2023	1010	169,500	2022	1010	145,500
MORIN, MARTHA M		10160	0229	04-15-1996	U	V	1	1B		1010	100,000	2021	1010	74,100
									Total		269,500	Total		219,600
									Total			Total		203,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2023	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				HYAN	Appraised Bldg. Value (Card)	168,700	
					Appraised Xf (B) Value (Bldg)	19,000	
					Appraised Ob (B) Value (Bldg)	3,100	
					Appraised Land Value (Bldg)	110,000	
					Special Land Value	0	
					Total Appraised Parcel Value	300,800	
					Valuation Method	C	
					Total Appraised Parcel Value	300,800	

NOTES												VISIT / CHANGE HISTORY					
												Date	Id	Type	Is	Cd	Purpost/Result
												09-01-2022	JO			16	In Office Review
												04-28-2020	WD			FR	Field Review
												05-19-2016	SR	01		02	Bldg Permit Completed
												07-28-2015	SR	02		13	CALL BACK
												06-24-2013	JR	03		16	In Office Review
												03-29-2010	DR	03		16	In Office Review
												08-06-2007	JR	03		54	ATB Decision

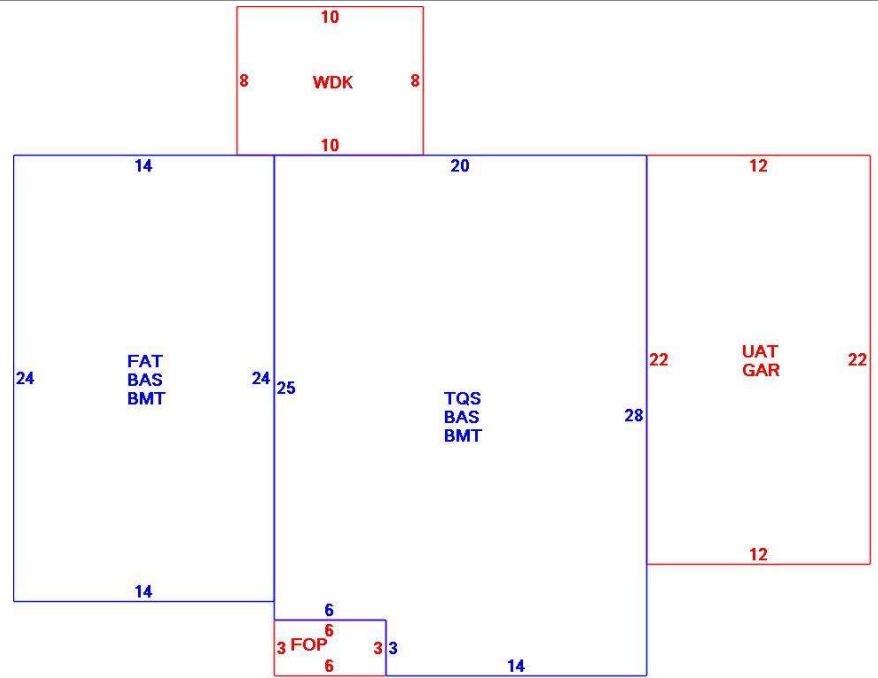
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201408734	12-22-2014	DW	Dwelling	160,000	05-13-2016	100	06-30-2016	CONSTRUCT AFFORABLE 3	09-01-2022	JO			16	In Office Review	

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	RC-	4	0.230	AC	176,344.00	3.61599	1.0000	5	0.75	0105	1.000	AFFORDABLE		1.0000	478,244.9
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			110,000	

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	11	Clapboard			
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	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
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	337,457
Year Built	2014
Effective Year Built	2013
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	H
Condition %	45
Percent Good	50
RCNLD	168,700
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
WDC	Wood Decking	L	80	20.00	2014		90		0.00	3,100
GAR	Attached Gara	B	264	40.00	2016		50		0.00	6,100
BMT	Basement-Unfi	B	878	26.01	2016		50		0.00	12,100
FOP	Open Porch-ro	B	18	55.00	2016		50		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	878	878	878	258.39	226,866
BMT	Basement Area	0	878	0	0.00	0
FAT	Attic, Finished	50	336	50	38.45	12,920
FOP	Open Porch	0	18	0	0.00	0
GAR	Attached Garage	0	264	0	0.00	0
TQS	Three Quarter Story	352	542	352	167.81	90,953
UAT	Attic, Unfinished	0	264	26	25.45	6,718
WDK	Wood Deck	0	80	0	0.00	0
Ttl Gross Liv / Lease Area		1,280	3,260	1,306		337,457

