

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
ROBSON, PHILIP J & MOLLY KIRBY  113 TYNDALE STREET  ROSLINDALE MA 02131-2318		1	Level	4	Gas	1	Paved	1	Water View	Description	Code	Assessed	Assessed
				5	Well					RESIDNTL	1010	595,800	595,800
				6	Septic					RES LAND	1010	203,500	203,500
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2A #DL 2 GIS ID F_972349_2717172					Plan Ref. 267/47 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#					Total		799,300	799,300

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
ROBSON, PHILIP J & MOLLY KIRBY		30227	0084	01-11-2017		Q	I			545,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PETERSON, JOHN J & MARYANNE		21923	0311	04-09-2007		Q	I			590,000		00		2023	1010	595,800	2022	1010	507,100	2021	1010	405,600
FARRELL, PATRICIA A		12750	0066	12-28-1999		Q	I			363,000		00			1010	201,100		1010	143,200		1010	143,200
FRASER, GRIFFIN, E TR		11659	0280	08-26-1998		U	I			1		1A									1010	16,100
FRASER, WILLIAM T & LORRAINE		10273	0042	06-26-1996		Q	I			272,000		U		Total		796,900	Total		650,300	Total		564,900

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			WBARNS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	507,000
Appraised Xf (B) Value (Bldg)	51,800
Appraised Ob (B) Value (Bldg)	37,000
Appraised Land Value (Bldg)	203,500
Special Land Value	0
Total Appraised Parcel Value	799,300
Valuation Method	C
Total Appraised Parcel Value	799,300

NOTES							

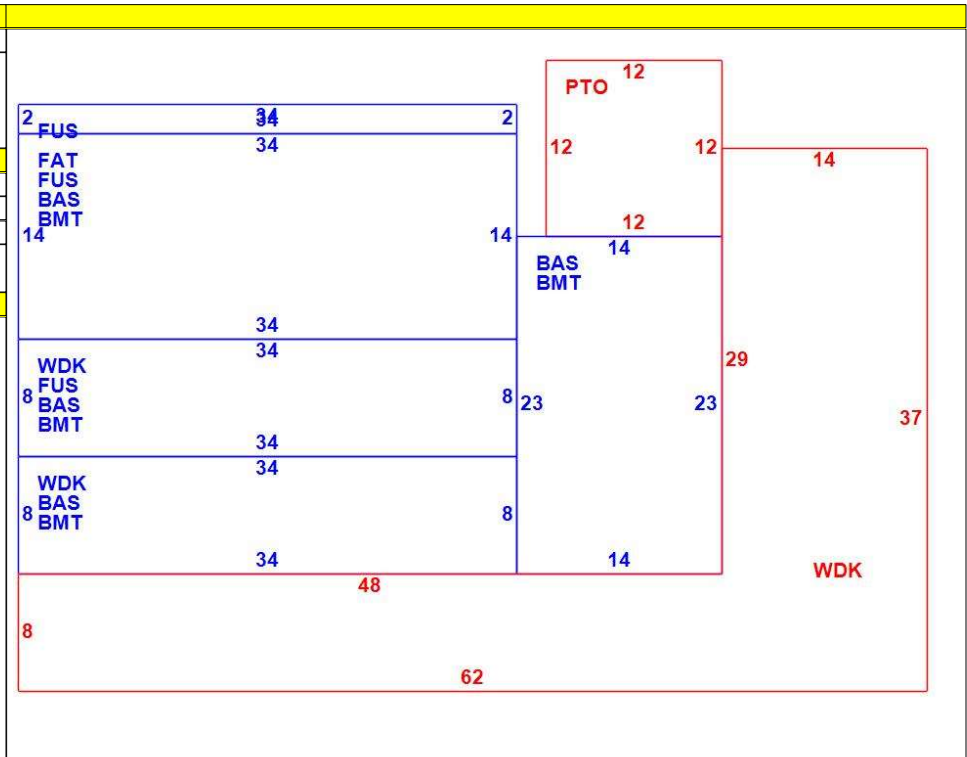
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
46383	05-30-2000	WD	Wood Deck	8,000	03-15-2001	100	01-01-2001	14 X 14 ADD TO WDCK	07-29-2021	SR	02		03	Cycl Insp Comp
									05-13-2020	DM			FR	Field Review
									03-29-2018	RB	03		16	In Office Review
									01-11-2017	AL	03		16	In Office Review
									07-20-2015	TP	03		16	In Office Review
									11-19-2009	PT	02		14	Cyclical Inspection
									03-27-2008	JR	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	5	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	5	0.040	AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	700
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value				203,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	B	Custom			
Stories	2.15	2 Stories w/FA			
Exterior Wall 1	11	Clapboard			
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	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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	557,150
Year Built	1983
Effective Year Built	2007
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	507,000
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	3	7000.00	2009		91		0.00	19,100
BGR2	2 Stall Bmt Ga	B	1	3244.00	2009		91		0.00	3,000
WDC	Deck comp w	L	1,446	28.00	2020		100		0.00	35,700
PAT2	Patio-Good	L	144	9.94	1999		80		0.00	1,300
BMT	Basement-Unfi	B	1,342	26.01	2009		91		0.00	29,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,342	1,342	1,342	249.96	335,440
BMT	Basement Area	0	1,342	0	0.00	0
FAT	Attic, Finished	71	476	71	37.28	17,747
FUS	Upper Story	816	816	816	249.96	203,963
PTO	Patio	0	144	0	0.00	0
WDK	Wood Deck	0	1,446	0	0.00	0
Ttl Gross Liv / Lease Area		2,229	5,566	2,229		557,150

