

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
RYS, BRIAN M & KELLY A 53 JEFFERSON ROAD FRANKLIN MA 02038		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	255,700	255,700		
			6 Septic			RES LAND	1010	237,200	237,200		
SUPPLEMENTAL DATA						Total				492,900	492,900
Alt Prcl ID		Split Zonin		Plan Ref. 103/127							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 34		#DL 2		Life Estate							
GIS ID F_976382_2697905		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RYS, BRIAN M & KELLY A	28237	0293	06-30-2014	Q	I	289,000	00	Year	Code	Assessed	Year	Code	Assessed		
CARTIER, CURTIS W II & NANCY A	18830	0013	07-15-2004	Q	I	315,000	00	2023	1010	219,400	2022	1010	191,000		
ALTAMURA, CARL	16878	0158	05-07-2003	Q	I	226,000	00		1010	234,700		1010	150,400		
BALDINI, MICHAEL & KIELY, CATHERINE	14576	0148	12-14-2001	Q	I	182,500	00					1010	3,400		
GRIFFIN, DANIEL & TOBIN, GLENN	14237	0113	09-17-2001	Q	I	149,900	00	Total		454,100	Total		341,400	Total	315,900

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107				CENVIL	Appraised Bldg. Value (Card)	227,900	
					Appraised Xf (B) Value (Bldg)	24,400	
					Appraised Ob (B) Value (Bldg)	3,400	
					Appraised Land Value (Bldg)	237,200	
					Special Land Value	0	
					Total Appraised Parcel Value	492,900	
					Valuation Method	C	
					Total Appraised Parcel Value	492,900	

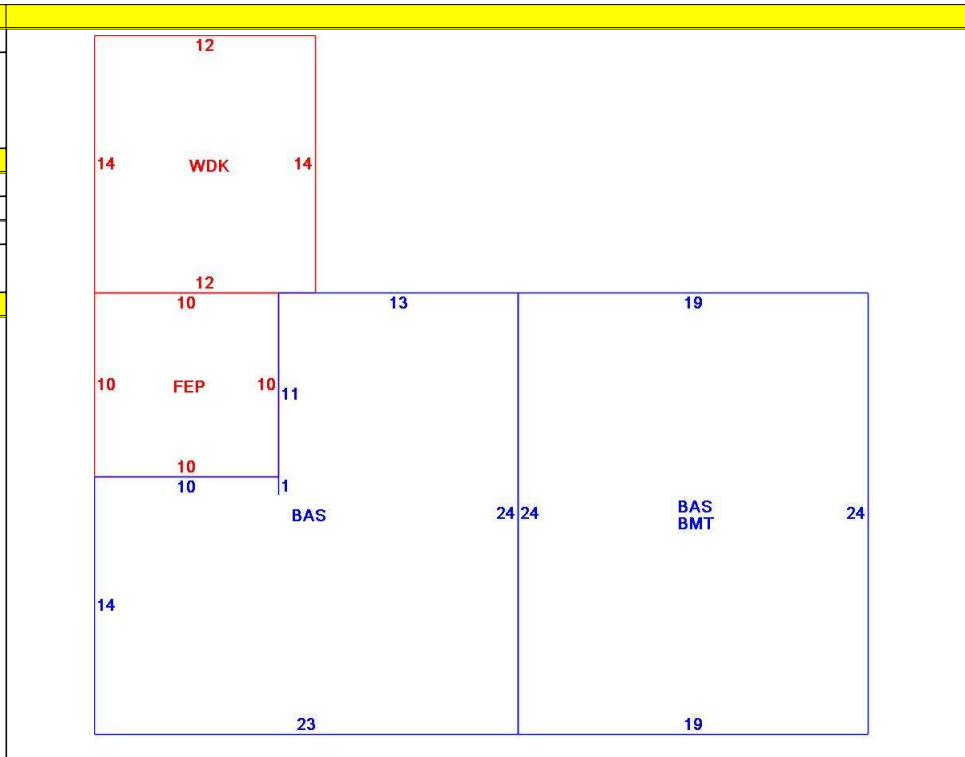
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-9	07-20-2023	835	Sid/Wind/Roof/	9,200		100		Install one replacement picture		05-19-2020	WD			FR	Field Review
										07-18-2017	SR	02		14	Cyclical Inspection
										01-18-2017	AL	22		22	Change of Address
										10-14-2006	PT	02		01	Meas/Est
										11-17-2003	PT	02		01	Meas/Est
										12-20-2001	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	RB	3	0.170	AC	176,344.00	4.65505	1.0000	5	1.00	0108	1.700		1.0000	1,395,515	237,200
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			237,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	11	1 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	271,265
Year Built	1966
Effective Year Built	1999
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	227,900
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	2001		84		0.00	4,200
WDC	Wood Decking	L	168	20.00	1994		50		0.00	2,200
FEP	Enclosed porc	B	100	70.00	2001		84		0.00	7,000
BMT	Basement-Unfi	B	454	26.01	2001		84		0.00	13,200
SHED	Shed	L	64	18.00	2019		100		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	908	908	908	298.75	271,265
BMT	Basement Area	0	456	0	0.00	0
FEP	Enclosed Porch	0	100	0	0.00	0
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		908	1,632	908		271,265

