

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FORTUNATO, FRANK L JR & MARIE A FRANK FORTUNATO TRUST 300 GREEN DUNES DRIVE  WEST HYANNIS MA 02672		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	1,029,500	1,029,500
			6 Septic			RES LAND	1010	1,201,800	1,201,800
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q YES:		Land Ct# 15964-D (SH 2)					
#DL 1 LOT 16 & 17		#DL 2		Life Estate					
GIS ID F_977518_2694515		Assoc Pid#							
						Total		2,231,300	2,231,300

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FORTUNATO, FRANK L JR & MARIE A TR		C219761	0	06-21-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FORTUNATO, FRANK L JR & MARIE A		C130071	0	05-15-1993	Q	V	196,500	U	2023	1010	916,100	2022	1010	757,300	2021	1010	600,600
KEENEY, WILLIAM W ESTATE OF		#D58199	0	05-12-1993	U	V	1	A		1010	1,097,600		1010	604,700		1010	585,600
KEENEY, WILLIAM		C70023	0	03-21-1977	U		0									1010	53,700
									Total		2,013,700	Total		1,362,000	Total		1,239,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			CENVIL

**APPRAISED VALUE SUMMARY**

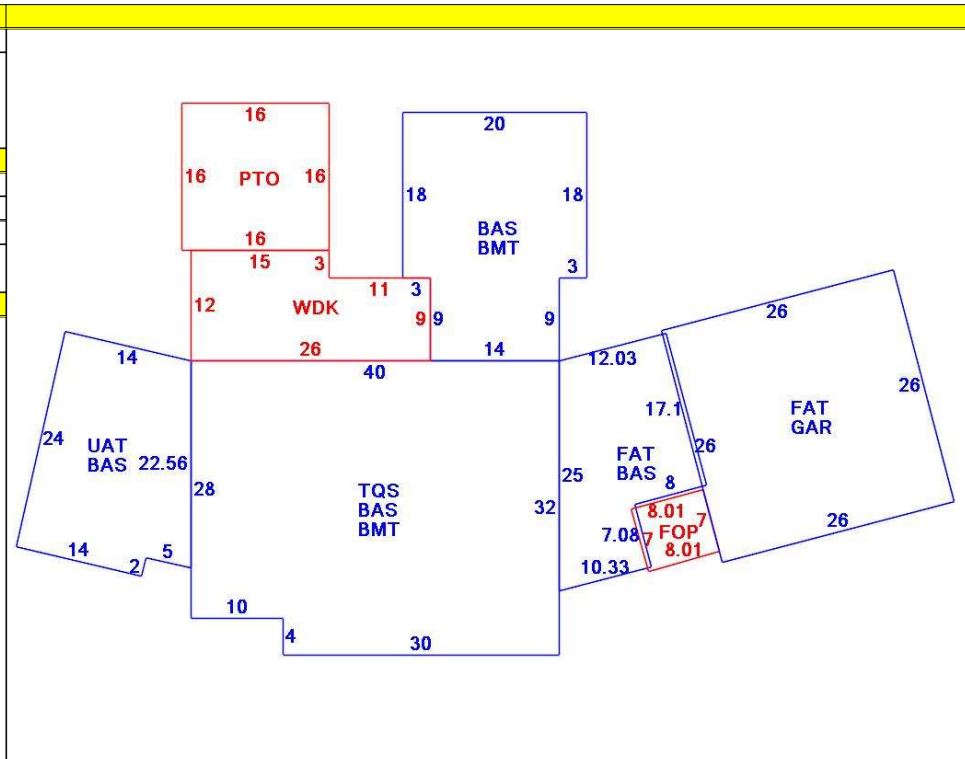
Appraised Bldg. Value (Card)	896,200
Appraised Xf (B) Value (Bldg)	79,600
Appraised Ob (B) Value (Bldg)	53,700
Appraised Land Value (Bldg)	1,201,800
Special Land Value	0
Total Appraised Parcel Value	2,231,300
Valuation Method	C
Total Appraised Parcel Value	2,231,300

**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
EXPR-22-1	07-20-2022	835	Sid/Wind/Roof/	40,395	12-31-2022	100	12-31-2022	Remove existing roof and insta	09-02-2022	TR	03		16	In Office Review
EXPR-22-6	05-03-2022	835	Sid/Wind/Roof/	5,389	12-31-2022	100	12-31-2022	insulation and air sealing	05-20-2020	WD			FR	Field Review
B-20-3392	12-02-2020	880	Alt-Int work-Res	20,000	06-30-2022	100	03-30-2021	add billards room in basement	08-02-2019	SR	02		02	Bldg Permit Completed
18-2996	10-02-2018	804	Addn Alt-Res	25,694	04-24-2019	100	06-30-2019	Roof mounted solar PV installa	09-05-2018	SR	01		02	Bldg Permit Completed
18-2745	08-23-2018	835	Sid/Wind/Roof/	5,250	04-24-2019	100	06-30-2019	Remove existing shingle roof o	05-13-2015	JR	03		03	Cycl Insp Comp
17-4430	01-04-2018	882	Det Gar - Res	25,000	04-24-2018	100	06-30-2018	CONSTRUCT 14 X24 ONE C	09-09-2013	RB	03		03	Cycl Insp Comp
201200147	01-10-2012	GN	Generator		11-13-2012	100	06-30-2013	GENERATOR	07-30-2003	PT	02		01	Meas/Est

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	RD-	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0114	6.500		1.0000	1,146,236	
1	1010	Single Fam M-0	RD-	3	0.600	AC	14,250.00	1.00000	1.0000	0	1.00	0114	6.500		1.0000	92,625	
Total Card Land Units					1.60	AC	Parcel Total Land Area					1.60	Total Land Value				1,201,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			<b>CONDO DATA</b>		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New			1,018,385		
Year Built			1994		
Effective Year Built			2003		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			12		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			88		
RCNLD			896,200		
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	2005		88		0.00	5,300
SPL2	Pool Vinyl	L	512	55.00	1998		58	00	1.00	16,300
WDC	Wood Decking	L	279	20.00	2002		66		0.00	3,800
FOP	Open Porch-ro	B	56	55.00	2005		88		0.00	3,200
GAR	Attached Gara	B	676	40.00	2005		88		0.00	20,200
BMT	Basement-Unfi	B	1,726	26.01	2005		88		0.00	34,800
SPH2	Pool Heater 50	L	1	3081.00	1998		58		0.00	1,800
GEN	Emergency Ge	L	1	5550.00	2012		86		0.00	4,800
PAT1	Patio- Average	L	700	5.89	1998		79		0.00	3,100
PAT2	Patio-Good	L	256	9.94	2002		83		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,428	2,428	2,428	297.69	722,783
BMT	Basement Area	0	1,726	0	0.00	0
FAT	Attic, Finished	148	987	148	44.64	44,058
FOP	Open Porch	0	56	0	0.00	0
GAR	Attached Garage	0	676	0	0.00	0
PTO	Patio	0	256	0	0.00	0
TQS	Three Quarter Story	806	1,240	806	193.50	239,935
UAT	Attic, Unfinished	0	391	39	29.69	11,610
WDK	Wood Deck	0	279	0	0.00	0
Ttl Gross Liv / Lease Area		3,382	8,039	3,421		1,018,386



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									1010	1,097,600		1010	604,700		1010	585,600
														1010	53,700	
								Total		2,013,700	Total		1,362,000	Total		1,239,900

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Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total								

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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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				<b>COST / MARKET VALUATION</b>					
Interior Floor 2	12	Hardwood				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	05	Hot Water				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
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Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	30	3 Full-0 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FGR2	Garage- Avg-	L	336	50.00	2017		98	B	1.32	21,700	
SOL2	Solar PV Pane	B	32	725.00	2005		0		0.00	0	
BFA	Bsmt Fin-Avg	B	1,056	17.36	2020		88		0.00	16,100	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											