

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRETSCHL, EUGENE T 36 ADRENA AVENUE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	299,200	299,200
			6 Septic			RES LAND	1010	210,900	210,900
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 116/73					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 13		#DL 2		#SR					
GIS ID F_977954_2696767		Assoc Pid#		Life Estate					
				PP STATU					

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOURDOT, SOPHIE		35642 308	02-16-2023	Q	I	539,000	00	Year	Code	Assessed	Year	Code	Assessed			
FRETSCHL, EUGENE T		29002 197	07-10-2015	U	I	1	1F	2023	1010	264,100	2022	1010	222,900			
FRETSCHL, YUSUK H		28941 0212	06-15-2015	U	I	0	1A		1010	191,700		1010	131,800			
FRETSCHL, LEROY T & YUSUK H		25869 0273	11-28-2011	U	I	1	1A									
FRETSCHL, LEROY T & YUSUK H & EUG		17333 0323	07-25-2003	U	I	0	1A									
Total										455,800			354,700			324,900

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	Batch
0107				CENVIL

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
B36755	06-01-1994	AD	Addition	2,000		100		CE REMODE	05-19-2020	WD			FR	Field Review
									03-15-2017	JR	03		03	Cycl Insp Comp
									07-10-2015	AL	03		16	In Office Review
									02-13-2014	JR	03		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	RB	3	0.300 AC	176,344.00	2.84692	1.0000	5	1.00	0107	1.400			1.0000	702,854.2	
Total Card Land Units					0.30 AC	Parcel Total Land Area					0.30	Total Land Value					210,900

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
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		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		359,552
Year Built		1968
Effective Year Built		1990
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		276,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

12	8	14
24	24 24	24 24
12	8	14

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	1992		77		0.00	4,600
BMT	Basement-Unfi	B	816	26.01	1992		77		0.00	17,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	254.28	207,492
BMT	Basement Area	0	816	0	0.00	0
FUS	Upper Story	192	192	192	254.28	48,822
TQS	Three Quarter Story	406	624	406	165.44	103,238
Ttl Gross Liv / Lease Area		1,414	2,448	1,414		359,552

