

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
BONACCORSO, JOHN A & JOAN M  7 FLINTLOCKE ROAD  FRANKLIN MA 02038		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	350,200	350,200		
			6 Septic			RES LAND	1010	170,000	170,000		
<b>SUPPLEMENTAL DATA</b>						Total				520,200	520,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 6 #DL 2 GIS ID F_979276_2696452				Plan Ref. 139/11 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BONACCORSO, JOHN A & JOAN M		27882 0025	12-13-2013	Q	I	298,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TRACY, KIMBERLEY J		20535 0097	12-02-2005	U	I	100	1A	2023	1010	299,700	2022	1010	260,100	2021	1010	206,600
TRACY, JEFFREY W & KIMBERLY J		16846 0159	05-01-2003	Q	I	290,000	00		1010	168,000		1010	119,400		1010	119,400
COYLE, FERGUS M		15786 0114	10-23-2002	U	I	1	1B								1010	4,700
FMC DEVELOPMENT LLC		13813 0266	05-09-2001	U	I	1	1B	Total		467,700	Total		379,500	Total		330,700

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										
0106				HYAN										

NOTES										APPRAISED VALUE SUMMARY									
										Appraised Bldg. Value (Card) 317,900 Appraised Xf (B) Value (Bldg) 27,600 Appraised Ob (B) Value (Bldg) 4,700 Appraised Land Value (Bldg) 170,000 Special Land Value 0 Total Appraised Parcel Value 520,200 Valuation Method C Total Appraised Parcel Value 520,200									

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	
76921	05-26-2004	WD	Wood Deck	4,200	11-22-2004	100	01-01-2005		08-23-2023	WT	01		03	Cycl Insp Comp	
									05-21-2020	WD			FR	Field Review	
									02-04-2015	SR	02		14	Cyclical Inspection	
									11-22-2004	MF	02		02	Bldg Permit Completed	
									10-02-2003	GB			03	Cycl Insp Comp	
									09-22-2003	GB	02		01	Meas/Est	
									12-11-2001	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	4	0.240 AC	176,344.00	3.49265	1.0000	5	1.00	0106	1.150			1.0000	708,303.3	170,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			170,000	

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	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 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	387,709
Year Built	1960
Effective Year Built	1996
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	317,900
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	1998		82		0.00	4,100
WDC	Wood Deck w/	L	264	18.00	2002		66		0.00	3,300
BMT	Basement-Unfi	B	1,120	26.01	1998		82		0.00	23,500
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,314	1,314	1,314	295.06	387,709
BMT	Basement Area	0	1,120	0	0.00	0
WDC	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		1,314	2,698	1,314		387,709

