

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RICCIOTTI, LYNN T & ROBERT C TRS R G R REALTY TRUST 35 COMFORT STREET BRIDGEWATER MA 02324		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	219,700	219,700
			6 Septic			RES LAND	1010	139,600	139,600
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 197/123					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 24		#DL 2		#SR					
GIS ID F_981456_2697049		Assoc Pid#		Life Estate					
				PP STATU					
						Total		359,300	359,300

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RICCIOTTI, LYNN T & ROBERT C TRS		25512 0161	06-17-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
RICCIOTTI, LYNN T & ROBERT C		25512 0156	06-17-2011	Q	I	156,500	00	2023	1010	186,500	2022	1010	158,500			
STEVENS, FLORENCE P TR		16154 0194	12-27-2002	U	I	1	1F		1010	126,900		1010	94,000			
STEVENS, FLORENCE P		10716 0329	04-24-1997	Q	I	75,000	00					1010	500			
SHEA, RICHARD J & DOROTHY M		2580 0148	09-13-1977	U		0										
								Total		313,400	Total		252,500	Total		221,000

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
0105			Batch HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	208,500
Appraised Xf (B) Value (Bldg)	10,700
Appraised Ob (B) Value (Bldg)	500
Appraised Land Value (Bldg)	139,600
Special Land Value	0
Total Appraised Parcel Value	359,300
Valuation Method	C
Total Appraised Parcel Value	359,300

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
17-2871	09-21-2017	822	Insulation	5,000		100		Add R-38 fiberglass, and R-37		05-22-2020	WD			FR	Field Review
										11-22-2017	SR	02		03	Cycl Insp Comp
										03-14-2013	RB	03		02	Bldg Permit Completed
										03-20-2012	NF	02		20	Sale Review
										02-13-2012	JR	03		20	Sale Review
										01-22-2002	PT	01		00	Meas/Listed-Interior Acces
										12-15-1991	ML	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	0.170	AC	176,344.00	4.65505	1.0000	5	1.00	0105	1.000		1.0000	820,898.9	139,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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	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	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	270,731
Year Built	1967
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	208,500
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	1991		77		0.00	3,900
PAT1	Patio- Average	L	100	5.89	1995		76		0.00	500
FEP	Enclosed porc	B	110	70.00	1991		77		0.00	6,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	898	898	898	301.48	270,731
FEP	Enclosed Porch	0	110	0	0.00	0
PTO	Patio	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		898	1,108	898		270,731

