

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GIONFRIDO, MATTHEW J  12 ROBIN ROAD  GLASTONBURY CT 06033		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	337,900	337,900
			6 Septic			RES LAND	1010	146,700	146,700
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 12 #DL 2 GIS ID F_979984_2697093				Plan Ref. 212/61 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 484,600 484,600			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GIONFRIDO, MATTHEW J		31402 0245	07-13-2018	Q	I	329,900	00	Year	Code	Assessed	Year	Code	Assessed
LAYHE, GEORGE E, NANCY J & DONNA		11288-12 0	03-17-1998	U	I	1	1F	2023	1010	287,600	2022	1010	247,800
LAYHE, GEORGE E & NANCY J		5560 0176	02-17-1987	Q	I	100,500	U		1010	133,300		1010	98,800
TERRASI, JOSEPH J & MARITA		5082 0147	05-15-1986	Q	I	90,000	U					1010	5,800
TRAYWICK, KAY W TR		3691 0231	03-15-1983	U		0		Total		420,900	Total		346,600
								Total			Total		298,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	N5C	NO 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
0105			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	316,600
Appraised Xf (B) Value (Bldg)	15,500
Appraised Ob (B) Value (Bldg)	5,800
Appraised Land Value (Bldg)	146,700
Special Land Value	0
Total Appraised Parcel Value	484,600
Valuation Method	C
Total Appraised Parcel Value	484,600

NOTES							

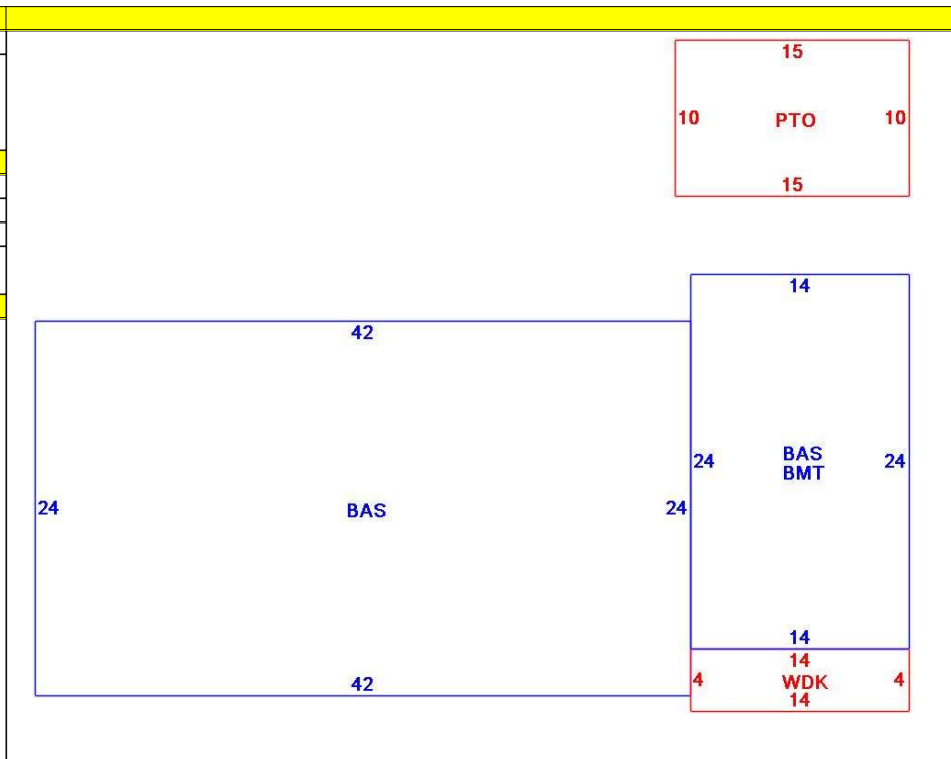
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1902	07-22-2020	822	Insulation	0		100		Insulation	02-02-2021	CK	22		22	Change of Address
201503112	05-27-2015	PV	Solar PV Syste	14,000	09-11-2015	100	06-30-2016	INSTALL SOLAR PANELS ON	05-21-2020	WD			FR	Field Review
201203841	06-27-2012	IN	Insulation	5,000	06-30-2012	100	06-30-2012	INSULATE-AIR SEAL	09-26-2019	CK	03		16	In Office Review
21881	03-19-1997	AD	Addition	25,000	06-30-1997	100	06-30-1997	ENCLOSE FRNT PORCH-14X	02-18-2016	SR	01		02	Bldg Permit Completed
									01-11-2002	PT	01		00	Meas/Listed-Interior Acces
									10-15-1991	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	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700	
Total Card Land Units					0.23 AC	Parcel Total Land Area					0.23	Total Land Value					146,700

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	12	Hardwood			
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	6				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	372,463
Year Built	1968
Effective Year Built	2000
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	316,600
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	2002		85		0.00	4,300
WDC	Wood Decking	L	56	20.00	1995		52		0.00	1,600
BMT	Basement-Unfi	B	336	26.01	2002		85		0.00	11,200
SHED	Shed	L	140	18.00	2010		82		0.00	2,100
PAT2	Patio-Good	L	150	9.94	1990		71		0.00	1,200
SOL1	Solar PV Pane	B	22	860.00	2002		0		0.00	0
SHED	Shed	L	64	18.00	2010		82		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,344	1,344	1,344	277.13	372,463
BMT	Basement Area	0	336	0	0.00	0
PTO	Patio	0	150	0	0.00	0
WDK	Wood Deck	0	56	0	0.00	0
Ttl Gross Liv / Lease Area		1,344	1,886	1,344		372,463

