

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BOSNAKIS, JOY				1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
92 WINIFRED AVENUE								RESIDNTL	1010	345,900	345,900	
WORCESTER MA 01602								RES LAND	1010	136,100	136,100	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref.						
Split Zonin						Land Ct# 38570-B (SH 3)						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT 21						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_981059_2701247								Total		482,000	482,000	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BOSNAKIS, JOY				C190172	0	11-30-2009	U	I	214,000	1S	Year	Code	Assessed	Year	Code	Assessed
FEDERAL NATIONAL MORTGAGE ASSO				C189416	0	08-31-2009	U	I	287,530	1L	2023	1010	298,800	2022	1010	259,100
HOFFMAN, PAULO A				C179884	0	04-26-2006	Q	I	327,000	00		1010	130,600		1010	96,800
PRETAT, RUTH V				C176860	0	06-01-2005	U	I	1	1A					1010	2,300
PRETAT, RUTH V & VOROS, VIRGINIA R				C170843	0	10-08-2003	U	I	1	1A						
Total										429,400	Total	355,900	Total	306,300		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

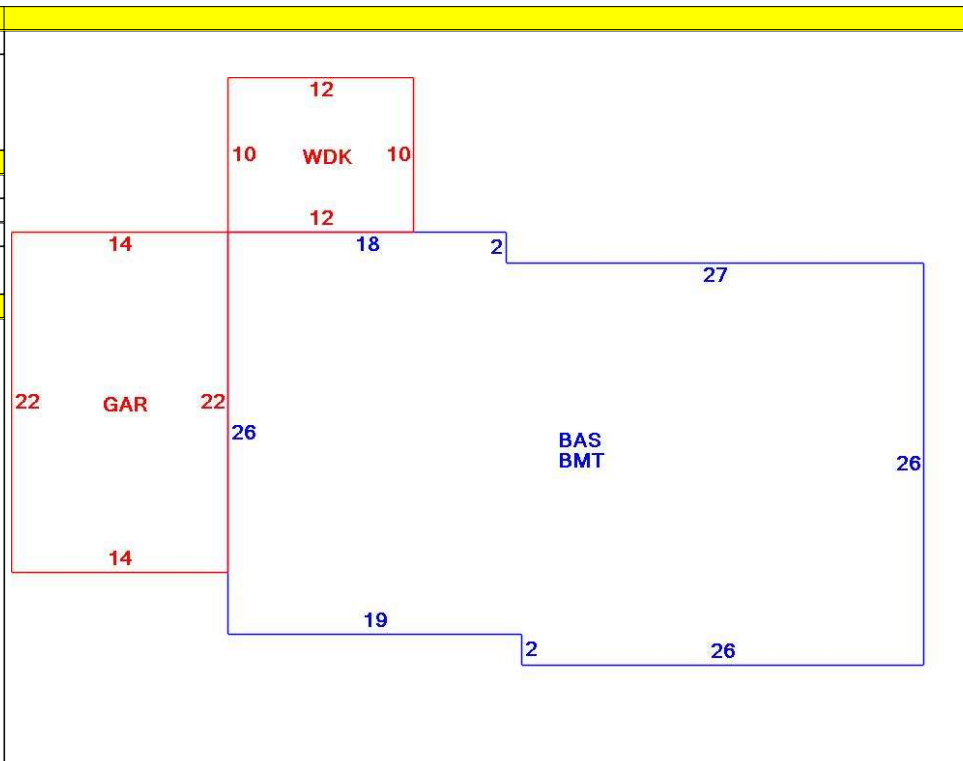
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										296,000	
Appraised Xf (B) Value (Bldg)										47,600	
Appraised Ob (B) Value (Bldg)										2,300	
Appraised Land Value (Bldg)										136,100	
Special Land Value										0	
Total Appraised Parcel Value										482,000	
Valuation Method										C	
Total Appraised Parcel Value										482,000	

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
201401187	02-27-2014	NW	New Windows	6,172	06-30-2014	100	06-30-2014	REPLC 4 WINDS .30 U VALU	04-23-2020	WD			FR	Field Review
201201440	03-14-2012	NW	New Windows	4,401	06-30-2012	100	06-30-2012	REPLC 4 WINDS .29 U VALU	12-21-2017	KM	02		03	Cycl Insp Comp
									02-26-2004	GB			03	Cycl Insp Comp
									12-16-2003	PT	02		01	Meas/Est
									05-28-2002	PT	01		00	Meas/Listed-Interior Acces
									09-15-1990	ME	02		01	Meas/Est

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	0.320	AC	176,344.00	2.68059	1.0000	5	1.00	0104	0.900		1.0000	425,429.9	136,100
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value			136,100	

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	25	Vinyl Siding	CONDO DATA		
Exterior Wall 2			Parcel Id		C Owne 0.0
Roof Structure	03	Gable/Hip			B S
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Building Value New		352,339
Heat Fuel	03	Gas	Year Built		1984
Heat Type	05	Hot Water	Effective Year Built		1998
AC Type	03	Central	Depreciation Code		A
Bedrooms	03	3 Bedrooms	Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		16
Extra Fixtures			Functional Obsol		0
Total Rooms	5	5 Rooms	External Obsol		0
Bath Style			Trend Factor		1
Kitchen Style			Condition		
Occupancy			Condition %		
Usrflid 105			Percent Good		84
Accessory Apt			RCNLD		296,000
Foundation Alt	01	Poured Conc.	Dep % Ovr		
Rms Prts			Dep Ovr Comment		
Bath Split	20	2 Full-0 Half	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	2000		84		0.00	4,200
BFA	Bsmt Fin-Avg	B	500	17.36	2000		84		0.00	7,300
WDC	Wood Decking	L	120	20.00	1999		60		0.00	2,300
GAR	Attached Gara	B	308	40.00	2000		84		0.00	11,400
BMT	Basement-Unfi	B	1,168	26.01	2000		84		0.00	24,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,168	1,168	1,168	301.66	352,339
BMT	Basement Area	0	1,168	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDC	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,168	2,764	1,168		352,339

