

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
STRANO, TIFFANY M						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
4 COOK STREET #2						RESIDENTL	1010	247,600	247,600	
CHARLESTOWN MA 02129						RES LAND	1010	167,300	167,300	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 16 #DL 2 GIS ID F_984481_2696752				Plan Ref. 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)					
STRANO, TIFFANY M		33529 0172	12-01-2020	Q	I	362,000	00	Year	Code	Assessed	Year	Code	Assessed
EWING, BRAXTON D & DOS SANTOS, NI		30713 0198	08-21-2017	U	I	220,000	1	2023	1010	219,600	2022	1010	184,400
DUCHESNEY, RUTH L		10365 0350	08-29-1996	U		0			1010	165,300	2021	1010	117,600
DUCHESNEY, LEONARD & RUTH		0815 0117	06-30-1952			0		Total		384,900	Total		302,000
								Total			Total		277,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			221,100
Appraised Xf (B) Value (Bldg)			23,600
Appraised Ob (B) Value (Bldg)			2,900
Appraised Land Value (Bldg)			167,300
Special Land Value			0
Total Appraised Parcel Value			414,900
Valuation Method			C
Total Appraised Parcel Value			414,900

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
19-3023	10-10-2019	880	Alt-Int work-Res	3,500	06-30-2020	100	06-30-2020	Adding a Half Bath and Laundry	06-30-2020	TR	02		03	Cycl Insp Comp
18-2909	09-10-2018	835	Sid/Wind/Roof/	0	06-30-2019	100	06-30-2019	Replacement Door (1)	05-26-2020	WD			FR	Field Review
17-2514	08-16-2017	880	Alt-Int work-Res	2,500	06-30-2018	100	06-30-2018	termite repair - new carrying b	10-22-2018	GC	03		16	In Office Review
									10-05-2017	SR	02		03	Cycl Insp Comp
									01-17-2014	JR	03		16	In Office Review
									07-19-2002	PT	01		00	Meas/Listed-Interior Acces
									10-15-1988	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	0.220 AC	176,344.00	3.75053	1.0000	5	1.00	0106	1.150		1.0000	760,589.3	167,300
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			167,300

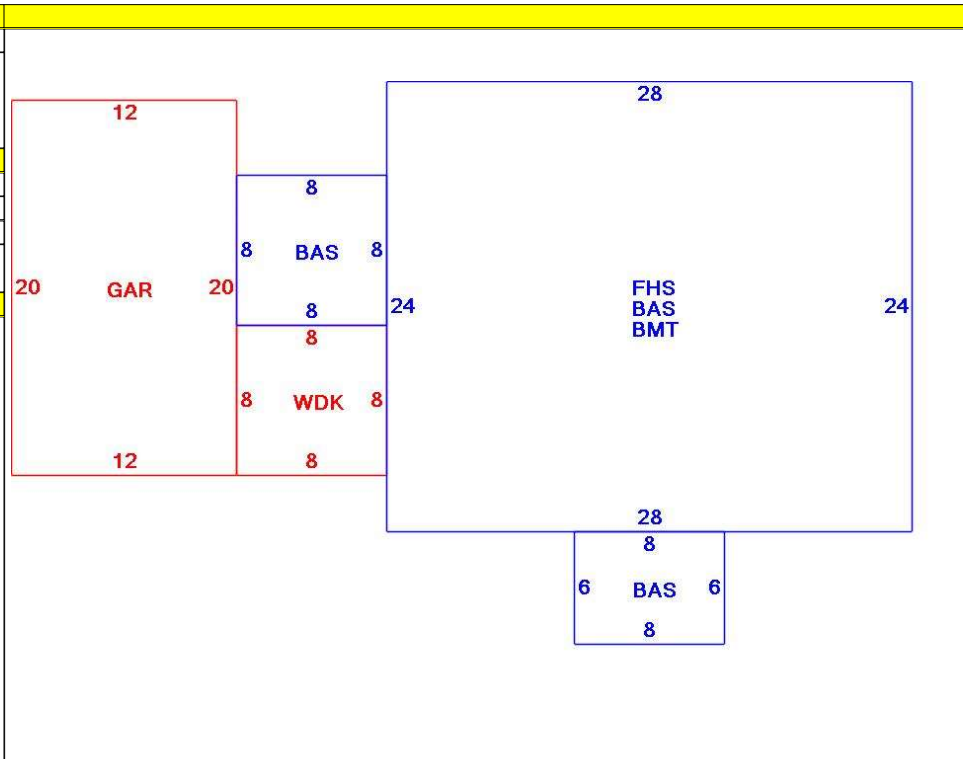
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.3				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	11	1 Full-1 Half			

**CONDO DATA**

Parcel Id		C		Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					

**COST / MARKET VALUATION**

Building Value New	298,816
Year Built	1949
Effective Year Built	1985
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	221,100
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
GAR	Attached Gara	B	240	40.00	1987		74		0.00	8,400
BMT	Basement-Unfi	B	672	26.01	1987		74		0.00	15,200
WDC	Wood Deck w/	L	64	18.00	2019		100		0.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	784	784	784	266.80	209,171
BMT	Basement Area	0	672	0	0.00	0
FHS	Half Story	336	672	336	133.40	89,645
GAR	Attached Garage	0	240	0	0.00	0
WDC	Wood Deck	0	64	0	0.00	0
Ttl Gross Liv / Lease Area		1,120	2,432	1,120		298,816

