

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION					
BIANCHI, ROBERT A 53 SLOANE DRIVE FRAMINGHAM MA 01701		1	Level	2	Public Water	3	Unpaved	9	Rear Location	Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1010 1010	314,600 151,600	314,600 151,600
		4	Gas																
		6	Septic																
SUPPLEMENTAL DATA										Total		466,200	466,200						
Alt Prcl ID		Split Zonin		Plan Ref.		183/19													
BID Parcel		ResExpt Q		Land Ct#		#SR		Life Estate		PP STATU									
#DL 1		LOT 3		Assoc Pid#															
#DL 2		BLOCK 3																	
GIS ID		F_982709_2698135																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BIANCHI, ROBERT A		13871	0329	05-25-2001		Q	I	169,900		00									
FROST, JOHN J		12959	0258	04-21-2000		Q	I	134,500		00	2023	1010	269,600	2022	1010	231,600	2021	1010	185,200
OMALLEY, STEPHEN & MARK		4839	0328	12-15-1985		Q	I	105,000		U		1010	137,800		1010	102,100		1010	102,100
CLANCY, DAVID P & ANNE B		4491	0063	04-15-1985		Q	I	79,000		U								1010	3,700
SANDPIPER BUILDERS, INC		4139	0171	06-15-1984		U	V	15,000		Z									
		Total						407,400			Total		333,700		Total		291,000		
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											
0105								HYAN											
NOTES												Appraised Bldg. Value (Card)				282,900			
												Appraised Xf (B) Value (Bldg)				28,000			
												Appraised Ob (B) Value (Bldg)				3,700			
												Appraised Land Value (Bldg)				151,600			
												Special Land Value				0			
												Total Appraised Parcel Value				466,200			
												Valuation Method				C			
												Total Appraised Parcel Value				466,200			
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		
												05-26-2020	WD			FR	Field Review		
												02-16-2018	SR	02		03	Cycl Insp Comp		
												06-11-2012	TP	03		16	In Office Review		
												06-11-2012	DR	22		22	Change of Address		
												02-22-2002	PT	01		00	Meas/Listed-Interior Acces		
												06-15-1988	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	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0105	1.000		1.0000	459,376.1	151,600		
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value					151,600	

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	14	Carpet			
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	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	336,753
Year Built	1984
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	282,900
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	2000		84		0.00	4,200
WDC	Wood Decking	L	308	20.00	1999		60		0.00	3,700
BMT	Basement-Unfi	B	1,104	26.01	2000		84		0.00	23,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	305.03	336,753
BMT	Basement Area	0	1,104	0	0.00	0
WDC	Wood Deck	0	308	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	2,516	1,104		336,753

