

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RIGATUSO, LENICE TR RIGATUSO FAMILY TRUST 25 FRANKLIN AVENUE		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1040	632,400	632,400
HYANNIS MA 02601			2 Public Water			RES LAND	1040	129,900	129,900
		<b>SUPPLEMENTAL DATA</b>				Total		762,300	762,300
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 51 #DL 2 GIS ID F_984753_2703537			Plan Ref. 65/101 Land Ct# #SR Life Estate PP STATU Assoc Pid#				

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RIGATUSO, LENICE TR	33054	0228	04-23-2013	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
RIGATUSO, GUISEPPE & LENICE TRS	27283	0124	04-11-2013	U	I	1	1F	2023	1040	538,400	2022	1040	444,200
RIGATUSO, GUISEPPE	10358	0083	08-15-1996	U	I	1	A		1040	124,700		1040	92,300
RIGATUSO, GUISEPPE	6923	0343	10-15-1989	Q	I	70,000	U					1040	8,800
BORNSTEIN, STUART A TR	1496	0378	01-11-1971	U		0		Total		663,100	Total		536,500
		Total						Total		494,200	Total		494,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2017	5C	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
0104			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	580,200
Appraised Xf (B) Value (Bldg)	43,400
Appraised Ob (B) Value (Bldg)	8,800
Appraised Land Value (Bldg)	129,900
Special Land Value	0
Total Appraised Parcel Value	762,300
Valuation Method	C
Total Appraised Parcel Value	762,300

**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
EXPR-22-1	09-19-2022	835	Sid/Wind/Roof/	47,096		100		INSTALL 16 REPLACEMENT	08-17-2022	CK	03		16	In Office Review
BLDR-21-19	02-11-2021	839	Solar Panel-Re	29,260	03-03-2021	100	06-30-2021	Installation of roof mounted ph	05-04-2020	WD			FR	Field Review
19-3899	11-19-2019	835	Sid/Wind/Roof/	2,700	06-30-2020	100	06-30-2020	Siding	10-13-2017	SR	02		03	Cycl Insp Comp
B34067	11-01-1990	DW	Dwelling	40,000	01-15-1991	100		HY 2 ST	09-13-2016	KJ	03		16	In Office Review
B33851	07-01-1990	DE	Demolish	0	01-15-1991	100		HY DWELL.	08-10-2016	TG	03		16	In Office Review
									05-17-2012	TP	03		16	In Office Review
									07-19-2011	JR	03		16	In Office Review

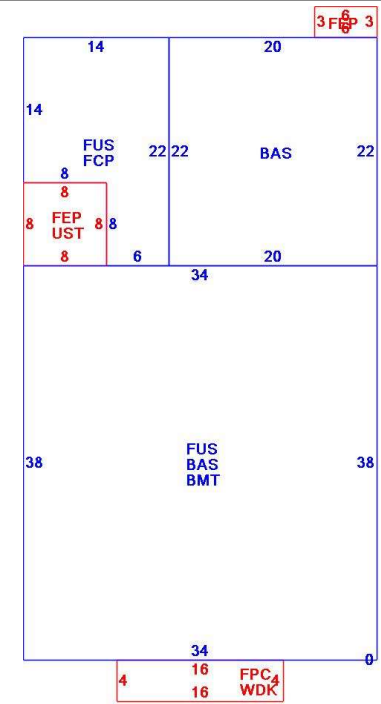
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1040	Two Family	RB	4	0.210	AC	176,344.00	3.89789	1.0000	5	1.00	0104	0.900		1.0000	618,632.3	129,900

Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			129,900
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	15	Concr/Cinder			
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	674,613
Year Built	1990
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	580,200
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
FPL3	Fireplace 2 sto	B	1	7000.00	2003		86		0.00	6,000
WDC	Wood Decking	L	64	20.00	2001		64		0.00	2,000
FOPC	Open Prch-roo	B	64	55.00	2003		86		0.00	2,900
UST	Utility Storage-	B	64	17.11	2003		86		0.00	800
BMT	Basement-Unfi	B	1,292	26.01	2003		86		0.00	27,300
FEP	Enclosed porc	B	82	70.00	2003		86		0.00	6,400
SHED	Shed	L	120	18.00	2017		96		0.00	2,100
SHED	Shed	L	64	18.00	2017		96		0.00	1,100
FCP	Carport - flat r	L	244	15.25	2017		98		0.00	3,600
SOL2	Solar PV Pane	B	41	725.00	2003		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,732	1,732	1,732	206.43	357,537
BMT	Basement Area	0	1,292	0	0.00	0
FCP	Carport	0	244	0	0.00	0
FEP	Enclosed Porch	0	82	0	0.00	0
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
FUS	Upper Story	1,536	1,536	1,536	206.43	317,076
UST	Utility Enclosure	0	64	0	0.00	0
WDK	Wood Deck	0	64	0	0.00	0
Ttl Gross Liv / Lease Area		3,268	5,078	3,268		674,613

