

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
VIRIS, PETER C & JOHN C 216 FANEUIL ST BRIGHTON MA 02135		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	283,300	283,300		
			6 Septic			RES LAND	1010	149,000	149,000		
SUPPLEMENTAL DATA						Total				432,300	432,300
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_987076_2696520				Plan Ref. 316/39 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)								
VIRIS, PETER C & JOHN C		3187 0346	11-07-1980	U		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	244,600	2022	1010	202,600	2021	1010	171,000
									1010	135,400		1010	100,300		1010	100,300
															1010	2,200
								Total		380,000	Total		302,900	Total		273,500

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 VALUE SUMMARY					
										Appraised Bldg. Value (Card)	249,000				
										Appraised Xf (B) Value (Bldg)	32,100				
										Appraised Ob (B) Value (Bldg)	2,200				
										Appraised Land Value (Bldg)	149,000				
										Special Land Value	0				
										Total Appraised Parcel Value	432,300				
										Valuation Method	C				
										Total Appraised Parcel Value	432,300				

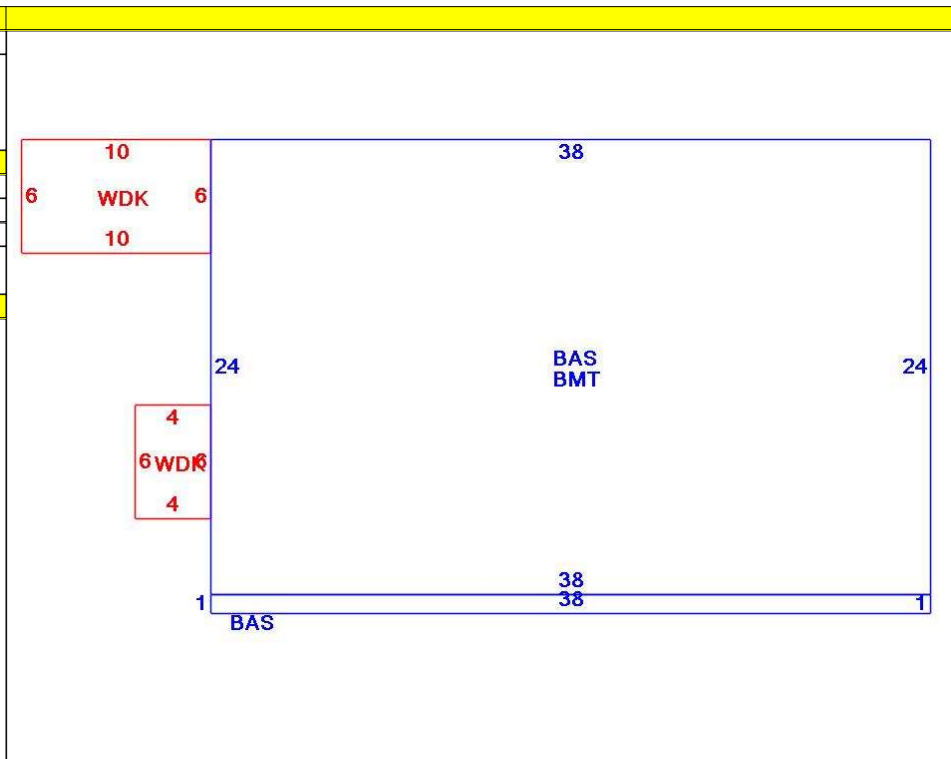
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-11-2020	WD			FR	Field Review
										07-23-2014	SR	02		03	Cycl Insp Comp
										03-11-2002	PT	01		00	Meas/Listed-Interior 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	0.250 AC	176,344.00	3.37919	1.0000	5	1.00	0105	1.000		1.0000	595,901.6	149,000
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			149,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised 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	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	299,991
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	249,000
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
BFA	Bsmt Fin-Avg	B	792	17.36	1999		83		0.00	11,400
BMT	Basement-Unfi	B	912	26.01	1999		83		0.00	20,700
WDC	Wood Decking	L	84	20.00	2000		62		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	950	950	950	315.78	299,991
BMT	Basement Area	0	912	0	0.00	0
WDC	Wood Deck	0	84	0	0.00	0
Ttl Gross Liv / Lease Area		950	1,946	950		299,991



07/14/2014