

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
FRAGA, RONALDO				1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	
45 MURPHY RD								RESIDNTL	1010	303,400	303,400	
HYANNIS MA 02601								RES LAND	1010	138,800	138,800	
SUPPLEMENTAL DATA												
Alt Prcl ID				Plan Ref. 78/129								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q YES:				Life Estate								
#DL 1 LOTS 7-9				PP STATU								
#DL 2												
GIS ID F_987015_2701769				Assoc Pid#								
								Total		442,200	442,200	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRAGA, RONALDO				27253 0313	04-01-2013	U	I	125,000	1S	Year	Code	Assessed	Year	Code	Assessed
SECRETARY OF HUD				27253 0307	04-01-2013	U	I	0	1E	2023	1010	260,100	2022	1010	226,600
SECRETARY OF HUD				26333 0048	05-15-2012	U	I	171,241	1L		1010	133,200		1010	98,700
AUGER, ROLAND A				10168 0106	04-26-1996	U	I	1	A					1010	3,500
AUGER, ROLAND A & THERESE C				0872 0496	05-06-1954	U		0							
								Total		393,300	Total		325,300	Total	278,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2017	5C	RESIDENTIAL EXEMPTION	0.00									
			Total					0.00				

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	272,500	
					Appraised Xf (B) Value (Bldg)	27,400	
					Appraised Ob (B) Value (Bldg)	3,500	
					Appraised Land Value (Bldg)	138,800	
					Special Land Value	0	
					Total Appraised Parcel Value	442,200	
					Valuation Method	C	
					Total Appraised Parcel Value	442,200	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-05-2020	WD			FR	Field Review
										08-24-2016	GC	03		16	In Office Review
										08-20-2014	MW	02		02	Bldg Permit Completed
										07-24-2014	AL	22		22	Change of Address
										05-02-2014	MW	02		13	CALL BACK
										06-12-2003	PT	02		01	Meas/Est
										03-22-2001	PT	01		00	Meas/Listed-Interior Acces

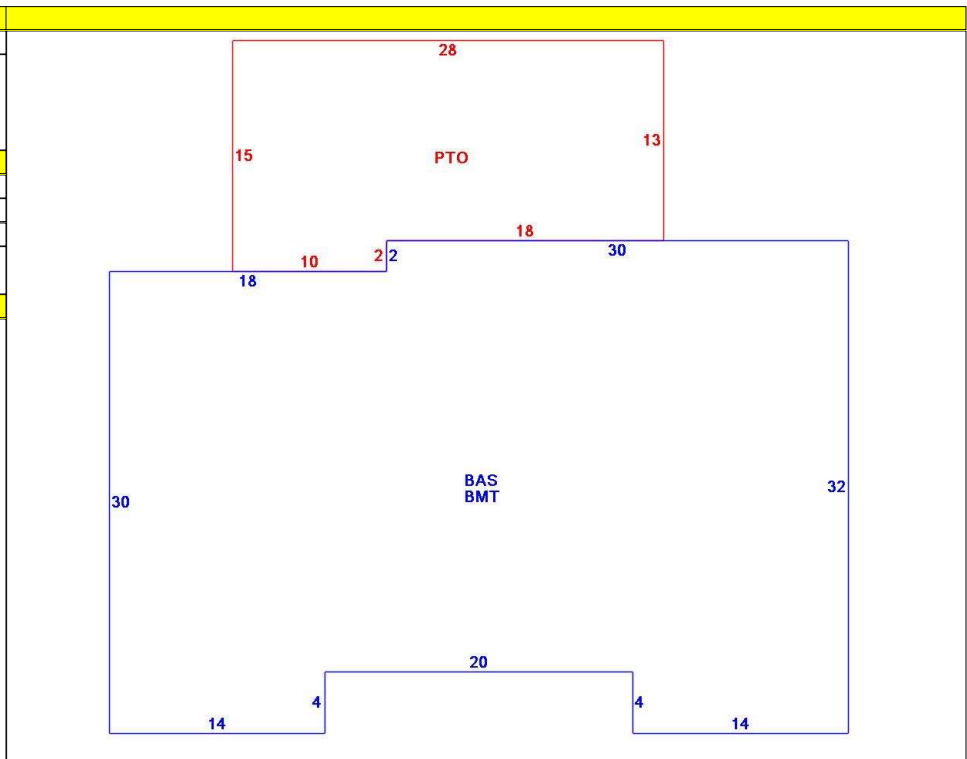
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201308887	12-09-2013	PV	Solar PV Syste	5,500	08-05-2014	100	06-30-2014	9 SOLAR PV PANELS		05-05-2020	WD			FR	Field Review

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	0.410 AC	176,344.00	2.13291	1.0000	5	1.00	0104	0.900		1.0000	338,509.9	138,800	
					Total Card Land Units	0.41 AC	Parcel Total Land Area					0.41				Total Land Value	138,800

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					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
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	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	389,279
Year Built	1950
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	272,500
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	1983		70		0.00	3,500
BMT	Basement-Unfi	B	1,420	26.01	1983		70		0.00	23,900
PAT2	Patio-Good	L	384	9.94	2013		94		0.00	3,500
SOL1	Solar PV Pane	B	9	860.00	1983		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,420	1,420	1,420	274.14	389,279
BMT	Basement Area	0	1,420	0	0.00	0
PTO	Patio	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		1,420	3,224	1,420		389,279

