

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLANAGAN, DANIEL M & KATHLEEN  20 FISKE AVE  UPTON MA 01568				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
					4 Gas			RESIDENTL	1010	354,500	354,500	
					6 Septic			RES LAND	1010	181,700	181,700	
SUPPLEMENTAL DATA								Total		536,200	536,200	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 29 #DL 2 GIS ID F_949107_2696343				Plan Ref. Land Ct# 36319-C #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)									
FLANAGAN, DANIEL M & KATHLEEN L				C209454	0	05-06-2016	Q	I	307,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KACHADOORIAN, HARRY & KANYN				C98235	0	09-15-1984	Q	V	17,200	U	2023	1010	314,000	2022	1010	266,000	2021	1010	226,000
CURTIN, KENNETH M				C77427	0	03-02-1979	U	0				1010	179,500		1010	127,700		1010	127,700
											Total	493,500	Total	393,700	Total	356,700			

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			
0106			COTUIT				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	319,700		
												Appraised Xf (B) Value (Bldg)	31,800		
												Appraised Ob (B) Value (Bldg)	3,000		
												Appraised Land Value (Bldg)	181,700		
												Special Land Value	0		
												Total Appraised Parcel Value	536,200		
												Valuation Method	C		
												Total Appraised Parcel Value	536,200		

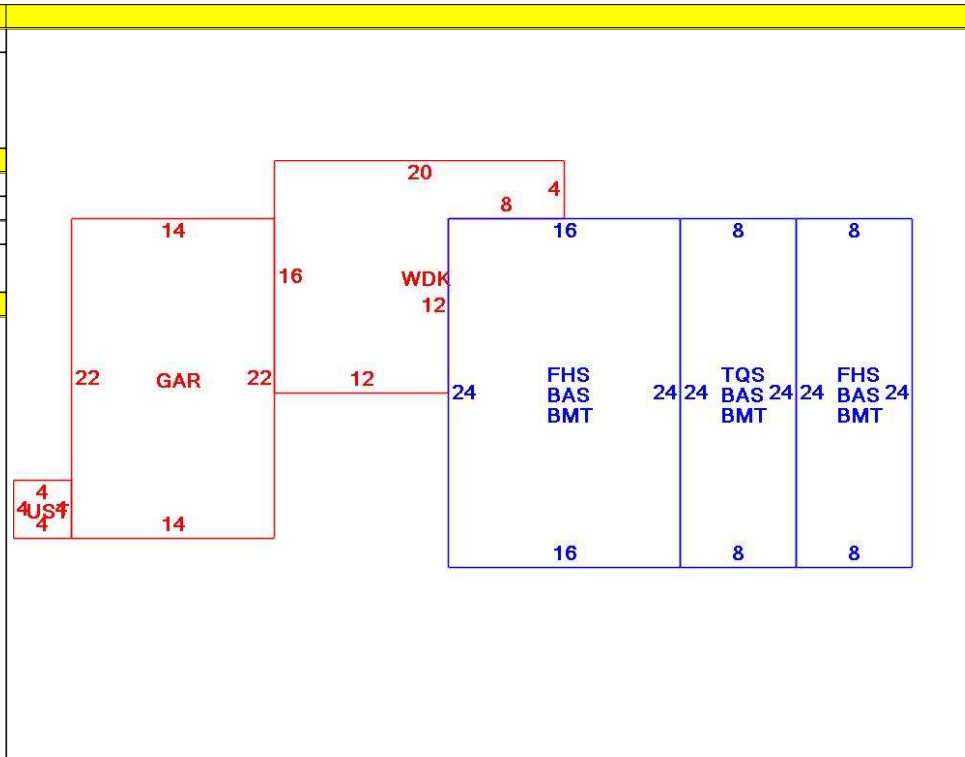
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-422	02-19-2019	880	Alt-Int work-Res	35,000	06-30-2019	100	06-30-2019	FINISH UNFINISHED FLR OF	06-06-2022	BM	22		22	Change of Address
17-1524	05-17-2017	835	Sid/Wind/Roof/	11,088	06-30-2017	100	06-30-2017	replacement windows (13) uva	06-10-2020	WD			FR	Field Review
201503212	06-15-2015	IN	Insulation	2,248	06-30-2015	100	06-30-2016	AIR SEAL & BASEMENT INST	09-04-2019	SR	02		02	Bldg Permit Completed
201207924	12-20-2012	NR	New Roof	6,700	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	05-18-2016	JR	03		20	Sale Review
B30048	10-01-1986	DW	Dwelling	60,000	01-15-1987	100	01-15-1987	CO 11/2 S	02-18-2016	NF	01		23	Owner Requested Review
									04-18-2014	SR	01		03	Cycl Insp Comp
									08-20-2012	RB	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	1010	Single Fam M-0	RF	2	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0106	1.150		1.0000	356,214.8	181,700
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			181,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
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		Owne 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	363,254
Year Built	1986
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	319,700
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
WDC	Wood Decking	L	224	20.00	1999		60		0.00	3,000
GAR	Attached Gara	B	308	40.00	2006		88		0.00	12,000
BMT	Basement-Unfi	B	768	26.01	2006		88		0.00	19,500
UST	Utility Storage-	B	16	17.11	2006		88		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	307.58	236,223
BMT	Basement Area	0	768	0	0.00	0
FHS	Half Story	288	576	288	153.79	88,584
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	125	192	125	200.25	38,448
UST	Utility Enclosure	0	16	0	0.00	0
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,181	2,852	1,181		363,255

