

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FRATICELLI, CHRISTOPHER & DAMI GENELL, CAROLINE 268 N RIDGE AVE						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
						RESIDNTL	1010	198,000	198,000	
AMBLER PA 19002						RES LAND	1010	721,900	721,900	VISION
						SUPPLEMENTAL DATA				
Alt Prcl ID				Plan Ref. 75/155						
Split Zonin				Land Ct#						
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 LOT 6				PP STATU						
#DL 2				Assoc Pid#						
GIS ID F_986125_2721404										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRATICELLI, CHRISTOPHER & DAMIAN		35312 309	08-17-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
FRATICELLI, MARIAN C		21303 0292	08-28-2006	U	I	400,000	1A	2023	1010	166,700	2022	1010	140,200
FRATICELLI, PAUL JOHN TR		7452 0136	02-15-1991	U	I	1	A		1010	596,600		1010	388,900
FRATICELLI, A HENRY		1839 0191	04-13-1973	U		0		Total	763,300	Total	529,100	Total	457,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			BARNS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	197,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	721,900
Special Land Value	0
Total Appraised Parcel Value	919,900
Valuation Method	C
Total Appraised Parcel Value	919,900

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
20-2879	10-22-2020	880	Alt-Int work-Res	75,000	05-11-2021	100	06-30-2021	Install new Kitchen in existing Replacement Windows .30 U-	09-12-2022	BM	22		22	Change of Address
19-8	01-02-2019	835	Sid/Wind/Roof/	5,200		100			05-11-2021	SR	01		02	Bldg Permit Completed
									05-05-2020	DM			FR	Field Review
									12-03-2018	RB	03		16	In Office Review
									09-02-2016	SR	02		00	Meas/Listed-Interior Acces
									07-30-2002	PT	02		01	Meas/Est
									10-15-1995	ME	02		01	Meas/Est

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	1	0.110 AC	176,344.00	6.76653	1.0000	5	1.00	0112	5.500		1.0000	6,562,818	721,900	
Total Card Land Units					0.11 AC	Parcel Total Land Area					0.11	Total Land Value					721,900

