

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
GIRARDI, MICHAEL D & BARBARA R 48 LEANNE WAY FRANKLIN MA 02038		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	405,800	405,800	
			6 Septic			RES LAND	1010	471,000	471,000	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID			Plan Ref. 134/55							
Split Zonin			Land Ct#							
BID Parcel			#SR							
ResExpt Q NO APP:			Life Estate							
#DL 1 LOT 27A			PP STATU							
#DL 2			Assoc Pid#							
GIS ID F_988241_2719021						Total 876,800 876,800				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GIRARDI, MICHAEL D & BARBARA R		35276 252	07-29-2022	Q	I	805,000	00	Year	Code	Assessed	Year	Code	Assessed
CRONIN, MARION L		34939 174	03-01-2022	U	I	1	1F	2023	1010	349,300	2022	1010	305,700
CRONIN, MARION L		26981 0296	12-26-2012	U	I	1	1F		1010	331,500		1010	281,300
CRONIN, MARION L		22647 0088	02-04-2008	U	I	1	1A					1010	3,800
CRONIN, GEORGE G & MARION L		3107 0022	06-06-1980	Q		69,900	U	Total		680,800	Total		587,000
								Total		503,800	Total		503,800

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int						
2024	N5C	NO RESIDENTIAL EXEMPTION												
Total			0.00											

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0110				BARNS	Appraised Bldg. Value (Card)	355,100	
					Appraised Xf (B) Value (Bldg)	43,400	
					Appraised Ob (B) Value (Bldg)	7,300	
					Appraised Land Value (Bldg)	471,000	
					Special Land Value	0	
					Total Appraised Parcel Value	876,800	
					Valuation Method	C	
					Total Appraised Parcel Value	876,800	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										09-22-2023	CK	03		16	In Office Review
										08-13-2020	SR	02		02	Bldg Permit Completed
										04-30-2020	DM			FR	Field Review
										10-01-2015	SR	01		03	Cycl Insp Comp

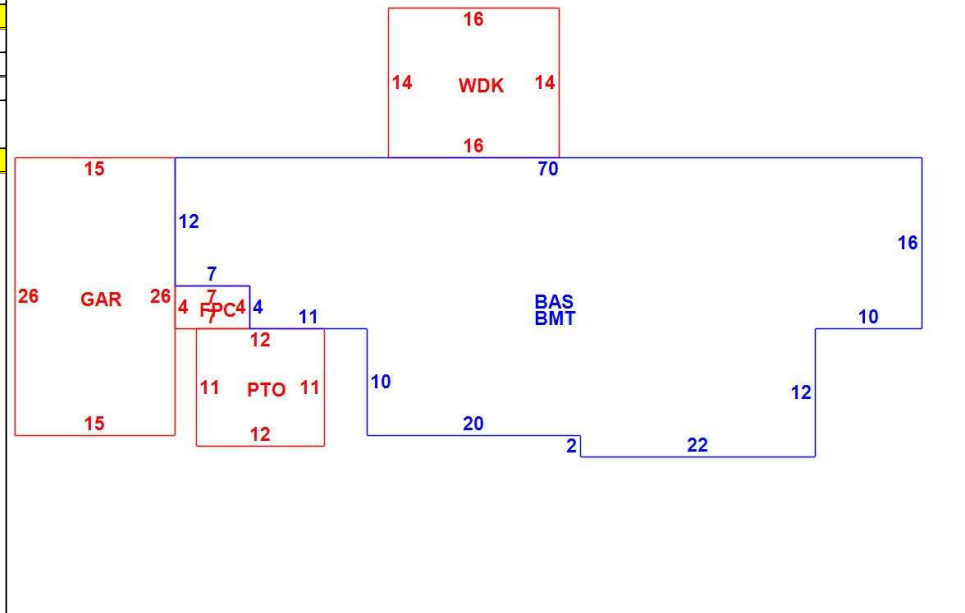
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
20-795	03-12-2020	809	Deck	6,190	08-13-2020	100	06-30-2021	Demo dangerous deck structur		09-22-2023	CK	03		16	In Office Review
11411	11-01-1995	NR	New Roof	1,500	01-15-1996	100	01-15-1996	BA ROOF		08-13-2020	SR	02		02	Bldg Permit Completed
										04-30-2020	DM			FR	Field Review
										10-01-2015	SR	01		03	Cycl Insp Comp

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-1	1	0.340 AC	176,344.00	2.53383	1.0000	5	1.00	0110	3.100		1.0000	1,385,164	471,000	
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value					471,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy	1				
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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		461,156
Year Built		1968
Effective Year Built		1990
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		355,100
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
FPLG	Gas Fireplace	B	1	2500.00	1992		77		0.00	1,900
WDC	Wood Decking	L	224	20.00	2020		100		0.00	5,100
PAT2	Patio-Good	L	132	9.94	1995		76		0.00	1,200
FOPC	Open Prch-roo	B	28	55.00	1992		77		0.00	1,400
GAR	Attached Gara	B	390	40.00	1992		77		0.00	12,100
BMT	Basement-Unfi	B	1,556	26.01	1992		77		0.00	28,000
SHED	Shed	L	99	18.00	1996		54		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,556	1,556	1,556	296.37	461,156
BMT	Basement Area	0	1,556	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
GAR	Attached Garage	0	390	0	0.00	0
PTO	Patio	0	132	0	0.00	0
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,556	3,886	1,556		461,156

