

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FREDBERG, JEFFREY J & ELLEN TR THE FREDBERG REALTY TRUST 79 FLORENCE STREET UNIT S-206		2	2	1		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 560,200 432,800	Assessed 560,200 432,800	
		4	4							
		6	6							
<b>SUPPLEMENTAL DATA</b>										
CHESTNUT HIL MA 02467		Alt Prcl ID			Plan Ref. 272/29					
		Split Zonin			Land Ct#					
		BID Parcel			#SR					
		ResExpt Q			Life Estate					
#DL 1		LOT 2		PP STATU						
#DL 2				Assoc Pid#						
GIS ID		F_953337_2698342								
							Total	993,000	993,000	

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FREDBERG, JEFFREY J & ELLEN TRS		34229 191	06-22-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
FREDBERG, ELLEN R TR		29558 0328	04-05-2016	U	I	1	1F	2023	1010	482,700	2022	1010	422,100
FREDBERG, JEFFREY J & ELLEN R		29556 0011	04-04-2016	U	I	1	1F		1010	406,500		1010	292,200
FREDBERG, ELLEN TR		28436 0168	10-09-2014	U	I	1	1F					1010	21,300
FREDBERG, JEFFREY J & ELLEN R		28432 0231	10-07-2014	U	I	1	1F						
							Total	889,200	Total	714,300	Total	667,500	

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

This signature acknowledges a visit by a Data Collector or Assessor

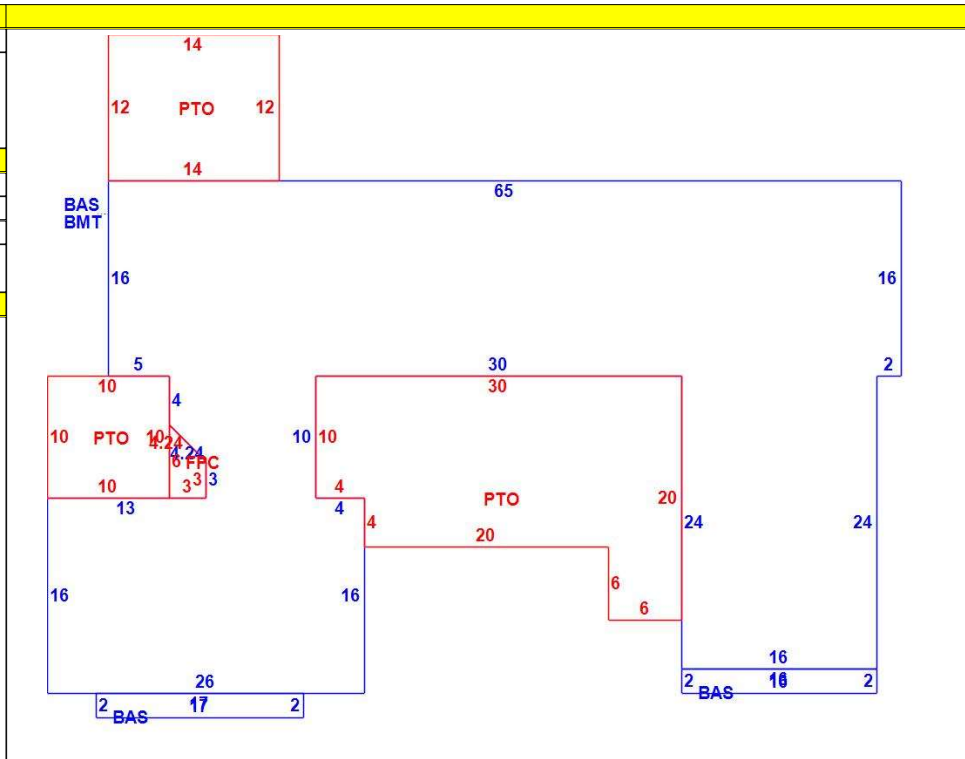
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	487,800
Appraised Xf (B) Value (Bldg)	51,100
Appraised Ob (B) Value (Bldg)	21,300
Appraised Land Value (Bldg)	432,800
Special Land Value	0
Total Appraised Parcel Value	993,000
Valuation Method	C
Total Appraised Parcel Value	993,000

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
BLDR-23-48	04-06-2023	839	Solar Panel-Re	23,512		0		Install a 10.25 DC kw roof mou	06-02-2020	DM			FR	Field Review
B20506	08-01-1978	SP	Swimming Pool	0	01-15-1979	100	12-30-1979	MM POOL	05-26-2020	WD			FR	Field Review
B20204	05-01-1978	DW	Dwelling	0	01-15-1979	100	12-30-1979	MM 1 STOR	03-11-2019	CK	02		03	Cycl Insp Comp
									11-17-2005	PT	02		01	Meas/Est
									04-24-1999	FS	01		00	Meas/Listed-Interior Acces
									06-05-1997	JG	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	RF	3	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000	
1	1010	Single Fam M-0	RF	3	1.430 AC	14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	44,800	
Total Card Land Units					2.43 AC	Parcel Total Land Area					2.43	Total Land Value					432,800

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	11	Clapboard			
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	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		602,267
			Year Built		1978
			Effective Year Built		1995
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		19
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		81
			RCNLD		487,800
			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	1997		81		0.00	4,100
FPO	Ext FP Openin	B	1	2000.00	1997		81		0.00	1,600
SPL3	Pool Gunite	L	512	75.00	1979		20	00	1.00	8,600
SHED	Shed	L	128	18.00	1979		60		0.00	1,400
BFA	Bsmnt Fin-Avg	B	644	17.36	1997		81		0.00	9,100
WDC	Wood Decking	L	80	20.00	1997		56		0.00	1,900
PAT2	Patio-Good	L	608	9.94	1997		78		0.00	4,500
BMT	Basement-Unfi	B	1,946	26.01	1997		81		0.00	35,400
FOPC	Open Prch-roo	B	14	55.00	1997		81		0.00	900
PATC	Conc Pavers	L	100	15.46	1997		78		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,013	2,013	2,013	299.19	602,267
BMT	Basement Area	0	1,947	0	0.00	0
FPC	Open Porch Conc. Floor	0	14	0	0.00	0
PTO	Patio	0	708	0	0.00	0
Ttl Gross Liv / Lease Area		2,013	4,682	2,013		602,267



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA								
FREDBERG, JEFFREY J & ELLEN TR THE FREDBERG REALTY TRUST 79 FLORENCE STREET UNIT S-206  CHESTNUT HIL MA 02467		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed			VISION						
				4	Gas					RESIDNTL	1010	560,200	560,200									
		6	Septic							RES LAND	1010	432,800	432,800									
<b>SUPPLEMENTAL DATA</b>																						
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_953337_2698342				Plan Ref. 272/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		993,000	993,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	1010	482,700	2022	1010	422,100	2021	1010	326,200
															1010	406,500		1010	292,200		1010	320,000
																					1010	21,300
														Total		889,200	Total		714,300	Total		667,500
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int													
												<b>APPRAISED VALUE SUMMARY</b>										
				Total								Appraised Bldg. Value (Card)				487,800						
												Appraised Xf (B) Value (Bldg)				51,100						
												Appraised Ob (B) Value (Bldg)				21,300						
												Appraised Land Value (Bldg)				432,800						
												Special Land Value				0						
												Total Appraised Parcel Value				993,000						
												Valuation Method				C						
												Total Appraised Parcel Value				993,000						
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							
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						
Total Card Land Units					Parcel Total Land Area					Total Land Value												

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	11	Clapboard				<b>CONDO DATA</b>					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				<b>COST / MARKET VALUATION</b>					
Interior Floor 2	12	Hardwood				Building Value New					
Heat Fuel	02	Oil				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	30	3 Full-0 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PAT1	Patio- Average	L	1,120	5.89	1979		60		0.00	3,500	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											