

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRUSZTAJER, ELISABETH TR&TYE, L ELISABETH FRUSZTAJER&LAWREN 1345 MAIN STREET COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1090	1,070,600	1,070,600
			6 Septic			RES LAND	1090	1,140,900	1,140,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_946007_2683211				Plan Ref. 284/14 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 2,211,500 2,211,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRUSZTAJER, ELISABETH TR&TYE, LAW		33076 0165	07-16-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
FRUSZTAJER, ELISABETH & TYE, LAW		24108 0319	10-21-2009	U	I	1	1A	2023	1090	856,600	2022	1090	778,300
FRUSZTAJER, BORUCH B & OLGA		3659 0273	01-15-1983	Q	I	230,000	U		1090	1,037,200	2021	1090	561,400
								Total		1,893,800	Total		1,339,700
								Total			Total		1,204,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			COTUIT

NOTES	

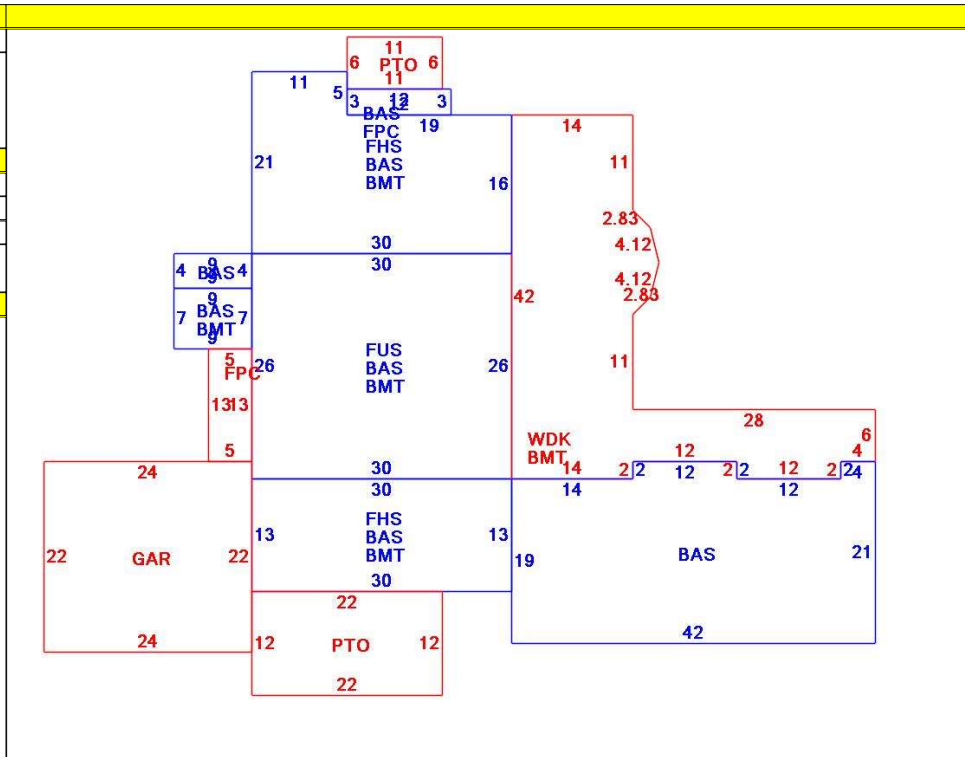
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	961,900
Appraised Xf (B) Value (Bldg)	87,800
Appraised Ob (B) Value (Bldg)	20,900
Appraised Land Value (Bldg)	1,140,900
Special Land Value	0
Total Appraised Parcel Value	2,211,500
Valuation Method	C
Total Appraised Parcel Value	2,211,500

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
EXPR-22-1	11-22-2022	835	Sid/Wind/Roof/	31,000		100		strip and re roof main house.	01-28-2022	BM	22		22	Change of Address
18-4144	12-20-2018	822	Insulation	1,000		100		2 hours air sealing, Basement	06-03-2020	DM			FR	Field Review
18-900	03-30-2018	804	Addn Alt-Res	3,495	05-09-2018	100	06-30-2018	7hrs of air sealing, 638sqft of	03-21-2019	JD	03		16	In Office Review
17-4171	12-11-2017	839	Solar Panel-Re	27,534	05-09-2018	100	06-30-2018	Roof mounted solar PV installa	06-22-2018	SR	02		02	Bldg Permit Completed
201401407	03-26-2014	EX	Expired	30,080		0		EXPIRED-REMOD 2 BTHS 2	11-08-2016	AL	22		22	Change of Address
201401205	02-28-2014	GN	Generator	0	05-09-2018	100	06-30-2018	GEN	08-14-2013	RB	03		02	Bldg Permit Completed
201301311	03-22-2013	RE	Remodel	10,000	06-30-2013	100	06-30-2013	REPLC SLIDER-SHTRCK CEI	03-27-2013	RB	03		03	Cycl Insp Comp

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	1090	Multi Hses M-01	RF	2	0.950 AC	176,344.00	1.04774	1.0000	5	1.00	0114	6.500		1.0000	1,200,973	1,140,900

Total Card Land Units 0.95 AC Parcel Total Land Area 0.95 Total Land Value 1,140,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Sidin			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		927,491
			Year Built		1924
			Effective Year Built		1989
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		714,200
			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
BRR	Bsmt Rec Rm-	B	520	8.05	1989		77		0.00	3,200
FPL3	Fireplace 2 sto	B	1	7000.00	1989		77		0.00	5,400
BGAR	Bsmt Garage	B	1	2326.00	1989		77		0.00	1,800
SHD2	Shed w/Elec	L	216	26.00	1997		56		0.00	3,100
WDC	Wood Decking	L	804	20.00	2001		64		0.00	9,300
FOPC	Open Prch-roo	B	101	55.00	1989		77		0.00	3,600
GAR	Attached Gara	B	528	40.00	1989		77		0.00	14,800
BMT	Basement-Unfi	B	2,572	26.01	1989		77		0.00	42,100
PAT1	Patio- Average	L	330	5.89	2001		82		0.00	1,600
FPL1	Fireplace 1 sto	B	1	5000.00	1989		77		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,670	2,670	2,670	237.03	632,865
BMT	Basement Area	0	2,572	0	0.00	0
FHS	Half Story	463	925	463	118.64	109,744
FPC	Open Porch Conc. Floor	0	101	0	0.00	0
FUS	Upper Story	780	780	780	237.03	184,882
GAR	Attached Garage	0	528	0	0.00	0
PTO	Patio	0	330	0	0.00	0
WDK	Wood Deck	0	804	0	0.00	0
Ttl Gross Liv / Lease Area		3,913	8,710	3,913		927,491



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
FRUSZTAJER, ELISABETH TR&TYE, L ELISABETH FRUSZTAJER&LAWREN 1345 MAIN STREET COTUIT MA 02635	1	Level	2	Public Water	1	Paved	Description RESIDNTL RES LAND	Code 1090 1090	Assessed 1,070,600 1,140,900	
	4	Gas								
	6	Septic								
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_946007_2683211				Plan Ref. 284/14 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		2,211,500	2,211,500	

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	1090	856,600	2022	1090	778,300	2021	1090	640,000
									1090	1,037,200		1090	561,400		1090	543,700
															1090	20,900
								Total		1,893,800	Total		1,339,700	Total		1,204,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total																
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				961,900				
0114						COTUIT		Appraised Xf (B) Value (Bldg)				87,800				
								Appraised Ob (B) Value (Bldg)				20,900				
								Appraised Land Value (Bldg)				1,140,900				
								Special Land Value				0				
								Total Appraised Parcel Value				2,211,500				
								Valuation Method				C				
								Total Appraised Parcel Value				2,211,500				

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	07	Modern/Contemp									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle									
Exterior Wall 2	06	Vertical Sidin									
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	14	Carpet									
Heat Fuel	03	Gas									
Heat Type	05	Hot Water									
AC Type	03	Central									
Bedrooms	05	5 Bedrooms									
Full Baths	4										
Half Baths	1										
Extra Fixtures											
Total Rooms	9	9 Rooms									
Bath Style	02	Average									
Kitchen Style	02	Modernized									
Occupancy											
Usrflid 105	2										
Accessory Apt											
Foundation Alt	02	Conc. Block									
Rms Prts											
Bath Split	41	4 Full-1 Half									
CONDO DATA						Parcel Id		C		Ownr	0.0
									B		S
						Adjust Type	Code	Description	Factor%		
						Condo Flr					
						Condo Unit					
COST / MARKET VALUATION						Building Value New					
						Year Built					
						Effective Year Built					
						Depreciation Code					
						Remodel Rating					
						Year Remodeled					
						Depreciation %					
						Functional Obsol					
						External Obsol					
						Trend Factor					
						Condition					
						Condition %					
						Percent Good					
						RCNLD					
						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	
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300	
SOL1	Solar PV Pane	B	31	860.00	1989		0		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
FRUSZTAJER, ELISABETH TR&TYE, L ELISABETH FRUSZTAJER&LAWREN 1345 MAIN STREET COTUIT MA 02635				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
					4 Gas			RESIDNTL	1090	1,070,600	1,070,600		
					6 Septic			RES LAND	1090	1,140,900	1,140,900		
SUPPLEMENTAL DATA								Total				2,211,500	2,211,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_946007_2683211				Plan Ref. 284/14 Land Ct# #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)					
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
FRUSZTAJER, ELISABETH TR&TYE, LAW	33076	0165	07-16-2020	U	I	1	1F		2023	1090	856,600	2022	1090	778,300	
FRUSZTAJER, ELISABETH & TYE, LAWR	24108	0319	10-21-2009	U	I	1	1A					2021	1090	640,000	
FRUSZTAJER, BORUCH B & OLGA	3659	0273	01-15-1983	Q	I	230,000	U						1090	543,700	
													1090	20,900	
Total										1,893,800	Total	1,339,700	Total	1,204,600	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total				0.00				This signature acknowledges a visit by a Data Collector or Assessor				
								Appraised Bldg. Value (Card)				961,900
								Appraised Xf (B) Value (Bldg)				87,800
								Appraised Ob (B) Value (Bldg)				20,900
								Appraised Land Value (Bldg)				1,140,900
								Special Land Value				0
								Total Appraised Parcel Value				2,211,500
								Valuation Method				C
								Total Appraised Parcel Value				2,211,500

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0114				COTUIT

NOTES													

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		
2	1090	Multi Hses M-01	RF	2	0 SF	0.00	1.00000	1.0000	5	1.00	0114	6.500		0.0000	0	0		
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.95	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	06	Piers			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		334,736
			Year Built		1950
			Effective Year Built		1986
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		26
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		74
			RCNLD		247,700
			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
FPL1	Fireplace 1 sto	B	1	5000.00	1988		74		0.00	3,700
FOP	Open Porch-ro	B	237	55.00	1988		74		0.00	7,400
UST	Utility Storage-	B	220	17.11	1988		74		0.00	1,900
PAT1	Patio- Average	L	345	5.89	1996		77		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,255	1,255	1,255	266.72	334,736
FOP	Open Porch	0	237	0	0.00	0
PTO	Patio	0	345	0	0.00	0
UST	Utility Enclosure	0	220	0	0.00	0
Ttl Gross Liv / Lease Area		1,255	2,057	1,255		334,736

