

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
PATSOURAKOS, ELAINE N 28 FREDRICKSON ROAD BILLERICA MA 01821-5312		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				6	Septic					RESIDNTL	1010	342,600	342,600
										RES LAND	1010	152,200	152,200
SUPPLEMENTAL DATA													
Alt Prcl ID						Plan Ref. 262/58							
Split Zonin						Land Ct#							
ResExpt Q						#SR							
#DL 1 LOT 50						Life Estate							
#DL 2						PP STATU							
GIS ID F_961352_2698322						Assoc Pid#							
Total											494,800	494,800	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PATSOURAKOS, ELAINE N		27752	0020	10-10-2013	U	I	100	1J	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PATSOURAKOS, ELAINE N & NATSIOS, NATSIOS, ANDREA		14499	0176	11-29-2001	U	I	100	1A	2023	1010	303,000	2022	1010	256,300	2021	1010	216,900
PATSOURAKOS, ELAINE & NATSIOS, AN NATSIOS, BESSIE E		9348	0164	09-15-1994	U	I	100	1A		1010	138,400		1010	102,500		1010	102,500
		5750	0201	06-15-1987	U	I	1	1A								1010	3,200
		3982	0044	01-15-1984	U	I	0	1A									
Total											441,400	Total	358,800	Total	322,600		

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			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0105				OSTVIL										
NOTES														
				Appraised Bldg. Value (Card) 312,700										
				Appraised Xf (B) Value (Bldg) 26,700										
				Appraised Ob (B) Value (Bldg) 3,200										
				Appraised Land Value (Bldg) 152,200										
				Special Land Value 0										
				Total Appraised Parcel Value 494,800										
				Valuation Method C										
				Total Appraised Parcel Value 494,800										

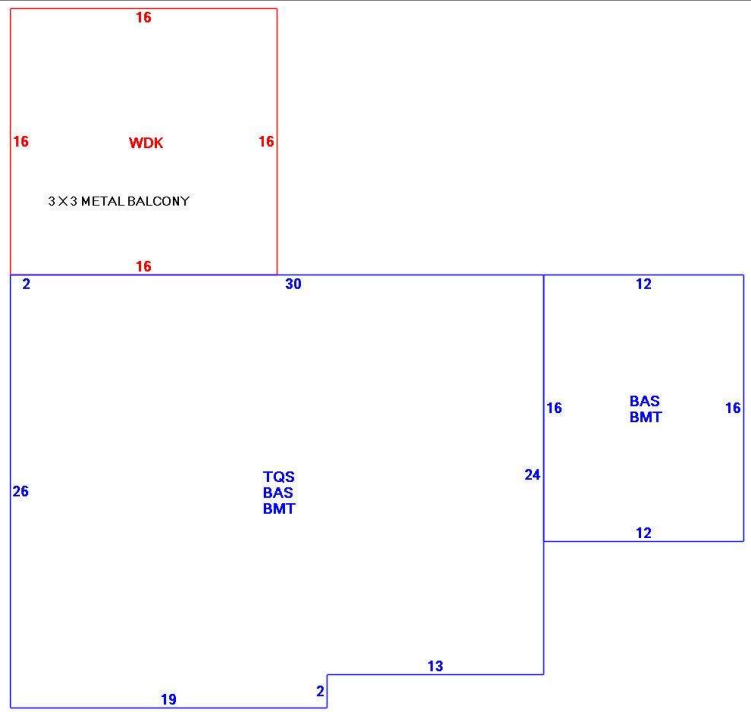
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B22764	12-01-1980	DW	Dwelling	0	01-15-1982	100		OS 11/2 S		05-26-2020	WD			FR	Field Review
										01-23-2017	KM	02		03	Cycl Insp Comp
										03-28-2014	JR	03		16	In Office Review
										12-15-2006	PT	02		14	Cyclical Inspection
										07-17-2006	JK	22		22	Change of Address
										10-14-1998	FS	01		00	Meas/Listed-Interior Acces

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	RC	3	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value				152,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		381,352
Year Built		1980
Effective Year Built		1996
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		312,700
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1998		82		0.00	4,900
WDC	Wood Decking	L	256	20.00	1998		58		0.00	3,200
BMT	Basement-Unfi	B	998	26.01	1998		82		0.00	21,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	998	998	998	250.56	250,059	
BMT	Basement Area	0	998	0	0.00	0	
TQS	Three Quarter Story	524	806	524	162.90	131,293	
WDK	Wood Deck	0	256	0	0.00	0	
Ttl Gross Liv / Lease Area		1,522	3,058	1,522		381,352	

