

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAUZON, BRIAN G & MARIA 24 CYPRESS AVENUE SHREWSBURY MA 02145		1 Level	2 Public Water	3 Unpaved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	304,300	304,300
			6 Septic			RES LAND	1010	190,100	190,100
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 159/91					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 15		#DL 2		#SR					
GIS ID F_944715_2685219		Assoc Pid#		Life Estate					
				PP STATU					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LAUZON, BRIAN G & MARIA	32147	0212	07-10-2019	Q	I	310,000	00	Year	Code	Assessed	Year	Code	Assessed
MATTOS, WILLIAM L TR & BOWLER, PA	28322	0106	08-13-2014	U	I	0	1F	2023	1010	265,500	2022	1010	229,400
MATTOS, WILLIAM L & BOWLER, PAMEL	26394	0275	06-07-2012	U	I	0	1		1010	187,900		1010	133,600
MATTOS, WILLIAM V & CECILIA P	13251	0085	09-20-2000	U	I	0	1A					1010	2,500
MATTOS, WILLIAM V & CECILIA P	1122	0233	07-20-1961	U		0		Total		453,400	Total		363,000
								Total		321,500	Total		321,500

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	Batch
0106				COTUIT

NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			265,300
Appraised Xf (B) Value (Bldg)			35,600
Appraised Ob (B) Value (Bldg)			3,400
Appraised Land Value (Bldg)			190,100
Special Land Value			0
Total Appraised Parcel Value			494,400
Valuation Method			C
Total Appraised Parcel Value			494,400

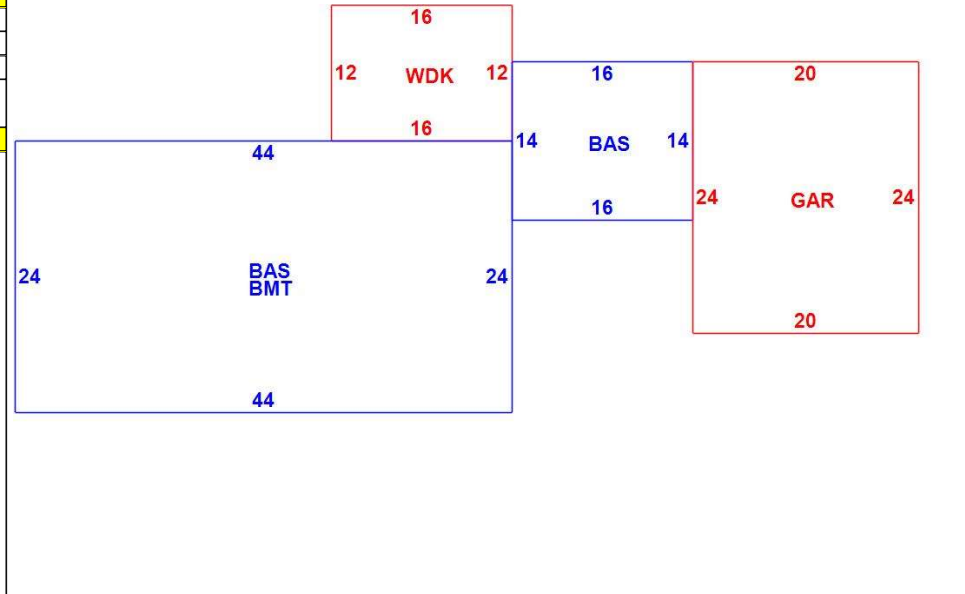
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B17576	02-01-1975	AD	Addition	0	01-15-1976	100	06-30-1976	CO ADD'N	09-01-2021	CK	02		03	Cycl Insp Comp
									06-10-2020	WD			FR	Field Review
									02-19-2020	SAF			20	Sale Review
									02-12-2013	RB	03		03	Cycl Insp Comp
									02-17-2005	PT	02		01	Meas/Est
									08-26-2002	PT	02		01	Meas/Est
									08-11-1999	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	RF	2	0.600	AC	176,344.00	1.56266	1.0000	5	1.00	0106	1.150		1.0000	316,907.8
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value			190,100

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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
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					
Usrflid 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		340,164
Year Built		1971
Effective Year Built		1991
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		22
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		78
RCNLD		265,300
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
WDC	Wood Decking	L	192	20.00	1996		54		0.00	2,500
GAR	Attached Gara	B	480	40.00	1993		78		0.00	14,100
BMT	Basement-Unfi	B	1,056	26.01	1993		78		0.00	21,500
SHED	Shed	L	96	18.00	1996		54		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,280	1,280	1,280	265.75	340,164
BMT	Basement Area	0	1,056	0	0.00	0
GAR	Attached Garage	0	480	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,280	3,008	1,280		340,164

