

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
56 RAMBLER ROAD LLC  C/O BRIANA LANE TOMPKINS 19 CHURCH STREET  FRANKLIN MA 02038-1811		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	843,700	843,700
			6 Septic			RES LAND	1010	868,900	868,900
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Split Zonin		Plan Ref. 222/29 (SH 2)					
#DL 1 LOT A		#DL 2 LOT 44; LOT 47		Land Ct# 7685-Q; 7685-S					
GIS ID F_963909_2688817		Assoc Pid#							
						Total		1,712,600	1,712,600

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
56 RAMBLER ROAD LLC		C229869	0	05-02-2022	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
LANE, CHRISTOPHER M & DEIRDRE F		C207985	0	11-18-2015	U	I	1	1A	2023	1010	734,000	2022	1010	647,600
LANE, CHRISTOPHER MARK		C190567	0	01-21-2010	U	I	100	1F		1010	718,100		1010	468,100
LANE, CHRISTOPHER MARK TR		C190519	0	01-14-2010	U	I	0	1					1010	35,300
LANE, CHRISTOPHER M TR		18860	0189	07-26-2004	U	I	100	1F						
									Total		1,452,100	Total		1,115,700
									Total			Total		967,700

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
0112			OSTVIL

NOTES	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	690,100
Appraised Xf (B) Value (Bldg)	118,300
Appraised Ob (B) Value (Bldg)	35,300
Appraised Land Value (Bldg)	868,900
Special Land Value	0
Total Appraised Parcel Value	1,712,600
Valuation Method	C
Total Appraised Parcel Value	1,712,600

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
18-3642	11-30-2018	880	Alt-Int work-Res	25,000	05-14-2019	100	06-30-2019	finish basement -	10-03-2023	AG	22		22	Change of Address
18-3438	11-27-2018	804	Addn Alt-Res	350,000	05-14-2019	100	06-30-2019	REMODEL KITCHEN PER PL	06-03-2020	WD			FR	Field Review
18-3133	10-09-2018	880	Alt-Int work-Res	5,000	06-30-2019	100	06-30-2019	DEMOLITION OF VARIOUS A	07-30-2019	SR	01		02	Bldg Permit Completed
201000169	02-19-2010	RE	Remodel	5,000	06-02-2010	100	06-30-2010	2 BTHS	03-15-2017	JR	03		03	Cycl Insp Comp
B37429	02-01-1995	AD	Addition	15,000	01-15-1996	100	12-31-1996	OS GARAGE	12-09-2010	RB	03		54	ATB Decision
B33170	08-01-1989	AD	Addition	45,000	01-15-1992	100	12-31-1992	OS ADD'N	12-07-2010	TP	03		16	In Office Review
B31739	03-01-1988	AD	Addition	30,000	01-15-1989	100	12-31-1989	OS ADD'N	06-15-2010	NF	03		02	Bldg Permit Completed

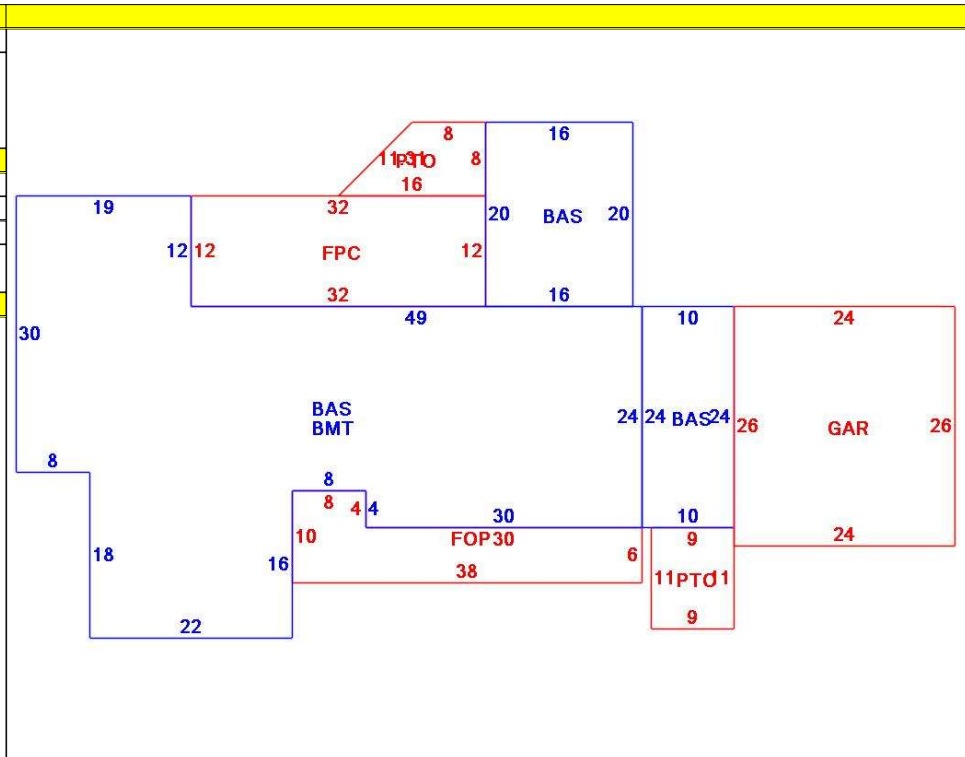
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF-1	3	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0112	5.500		1.0000	1,703,659	868,900

Total Card Land Units 0.51 AC Parcel Total Land Area 0.51 Total Land Value 868,900

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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 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	742,023
Year Built	1968
Effective Year Built	2010
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLD	690,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	2012		93		0.00	4,700
SPL2	Pool Vinyl	L	648	55.00	1996		54	00	1.00	18,500
PAT2	Patio-Good	L	99	9.94	1996		77		0.00	900
GAR	Attached Gara	B	624	40.00	2012		93		0.00	20,100
BMT	Basement-Unfi	B	2,044	26.01	2012		93		0.00	42,400
PAT1	Patio- Average	L	1,276	5.89	2010		91		0.00	6,000
PATS	Patio-Concrete	L	96	20.00	2018		99		0.00	2,300
FOP	Open Porch-ro	B	260	55.00	2012		93		0.00	9,900
FOPC	Open Prch-roo	B	384	55.00	2012		93		0.00	13,500
BFA1	Bsmt Fin-Goo	B	916	32.56	2012		93		0.00	27,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,604	2,604	2,604	284.96	742,023
BMT	Basement Area	0	2,044	0	0.00	0
FOP	Open Porch	0	260	0	0.00	0
FPC	Open Porch Conc. Floor	0	384	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
PTO	Patio	0	195	0	0.00	0
Ttl Gross Liv / Lease Area		2,604	6,111	2,604		742,023



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			6 Septic			RES LAND	1010	868,900	868,900								
<b>SUPPLEMENTAL DATA</b>						Total				1,712,600	1,712,600						
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C/O BRIANA LANE TOMPKINS		#SR		Land Ct# 7685-Q; 7685-S													
19 CHURCH STREET		Life Estate		PP STATU													
FRANKLIN MA 02038-1811		GIS ID F_963909_2688817		Assoc Pid#													
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									1010	718,100		1010	468,100		1010	425,500	
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			Total														
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0112								OSTVIL		Appraised Xf (B) Value (Bldg)						118,300	
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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
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Kitchen Style	02	Modernized				Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	31	3 Full-1 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
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						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	
SHD2	Shed w/Elec	L	96	26.00	2010		82		0.00	2,000	
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											