

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
ANZIVINO, SCOTT A & LAUREN MCS  282 LINCOLN STREET  FRANKLIN MA 02038		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	489,900	489,900		
			6 Septic		3	RES LAND	1010	153,900	153,900		
<b>SUPPLEMENTAL DATA</b>						Total				643,800	643,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 70 #DL 2 GIS ID F_964474_2705318				Plan Ref. 252/32 Land Ct# #SR Life Estate PP STATU I:Inactive Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ANZIVINO, SCOTT A & LAUREN MCSWE		33488 0280	11-19-2020	Q	I	491,000	00	Year	Code	Assessed	Year	Code	Assessed			
DOS SANTOS, FRANCISCO DE ASSIS		33164 0176	08-14-2020	U	I	360,000	1	2025	1010	489,900	2024	1010	484,800			
DS DEVELOPERS LLC		31973 0226	04-25-2019	U	I	245,010	1L		1010	153,900	2023	1010	457,400			
HSBC BANK USA, TRUSTEE		30774 0210	09-20-2017	U	I	347,000	1L									
HOXIE, MARTIN E		11569 0126	07-14-1998	Q	I	112,000	00									
Total								643,800		Total		638,700		Total		597,300

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				CENVIL	Appraised Bldg. Value (Card)	431,200		
					Appraised Xf (B) Value (Bldg)	48,500		
					Appraised Ob (B) Value (Bldg)	10,200		
					Appraised Land Value (Bldg)	153,900		
					Special Land Value	0		
					Total Appraised Parcel Value	643,800		
					Valuation Method	C		
					Total Appraised Parcel Value	643,800		

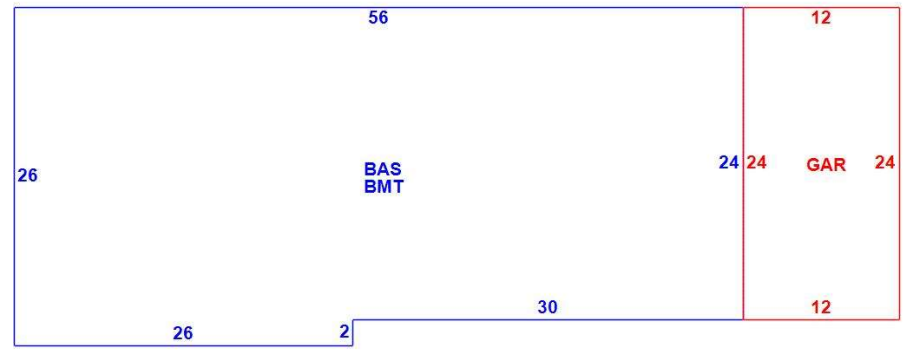
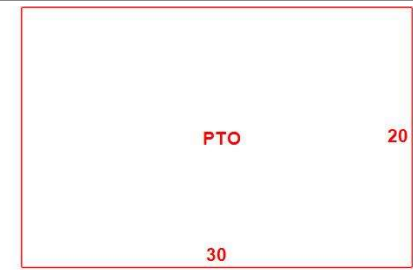
NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-2	02-28-2022	835	Sid/Wind/Roof/	14,950	06-30-2022	100	06-30-2022	Siding replacement for a new	03-16-2023	SR	03		02	Bldg Permit Completed
SHED-21-2	03-25-2021	863	Shed Registrati	0	06-30-2022	100	06-30-2022		12-22-2022	BM	22		22	Change of Address
35511	12-21-1998	RE	Remodel	3,000	01-01-2000	100	01-01-2000	Convert garage to family room	08-23-2022	SR	02		02	Bldg Permit Completed
B16532	08-01-1973	DW	Dwelling	0	01-15-1974	100		CE 1STORY	04-29-2020	LS			FR	Field Review
									03-14-2018	KM	02		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	1010	Single Fam M-0	RC	3	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0105	1.000		1.0000	384,712.0	153,900
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			153,900	

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	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 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	458,730
Year Built	1973
Effective Year Built	2016
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	94
RCNLD	431,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	1994		94		0.00	4,700
BMT	Basement-Unfi	B	1,396	26.01	1994		94		0.00	31,600
SHED	Shed	L	96	18.00	2022		96		0.00	1,700
GAR	Attached Gara	B	288	40.00			94		0.00	12,200
FPIT	Fire Pit	L	1	3010.00	2022		98	C	1.00	2,900
PAT2	Patio-Good	L	600	9.94	2022		98		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,396	1,396	1,396	328.60	458,730
BMT	Basement Area	0	1,396	0	0.00	0
GAR	Attached Garage	0	288	0	0.00	0
PTO	Patio	0	600	0	0.00	0
Ttl Gross Liv / Lease Area		1,396	3,680	1,396		458,730

