

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
CARRUS, FRANCINE T TR FRANCINE T CARRUS FAM TR 450 MARINER CIRCLE COTUIT MA 02635		1 Level	2 Public Water			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 311,200 155,900	Assessed 311,200 155,900		
			4 Gas	1 Paved							
			6 Septic		2						
SUPPLEMENTAL DATA						Total				467,100	467,100
Alt Prcl ID		Split Zonin		Plan Ref. TUBE 167							
BID Parcel		ResExpt Q YES:		Land Ct#							
#DL 1 LOT 71		#DL 2		Life Estate							
GIS ID F_945633_2695642		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CARRUS, FRANCINE T TR		34408 153	08-24-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
CARRUS, FRANCINE T		15152 0202	05-14-2002	U	I	100	1A	2025	1010	311,200	2024	1010	308,500		
CARRUS, ALAN B & FRANCINE T		3130 0130	07-30-1980	U		0			1010	155,900	2023	1010	267,100		
								Total		467,100	Total		464,400	Total	408,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2023	5C	RESIDENTIAL EXEMPTION	0.00													
			Total									APPRAISED VALUE SUMMARY				
			0.00					Appraised Bldg. Value (Card)				263,700				
								Appraised Xf (B) Value (Bldg)				45,500				
								Appraised Ob (B) Value (Bldg)				2,000				
								Appraised Land Value (Bldg)				155,900				
								Special Land Value				0				
								Total Appraised Parcel Value				467,100				
								Valuation Method				C				
								Total Appraised Parcel Value				467,100				

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	
86268	08-19-2005	NS	New Siding	7,400	06-30-2005	100	06-30-2005		08-16-2022	JO			16	In Office Review	
B21617	09-01-1979	DW	Dwelling	0	01-15-1981	100	12-31-1981	CO 1 STOR	05-28-2020	DM			FR	Field Review	
									09-17-2013	RB	03		03	Cycl Insp Comp	
									04-07-2006	PT	02		02	Bldg Permit Completed	
									03-31-2005	PT	02		01	Meas/Est	
									03-03-1999	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	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	155,900	
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value					155,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	05	Hot Water			
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					
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	325,548
Year Built	1980
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	263,700
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	1998		81		0.00	4,100
BFA	Bsmt Fin-Avg	B	528	17.36	1998		81		0.00	7,400
WDC	Wood Decking	L	100	20.00	1998		58		0.00	2,000
GAR	Attached Gara	B	308	40.00	1998		81		0.00	11,000
BMT	Basement-Unfi	B	1,104	26.01	1998		81		0.00	23,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	294.88	325,548
BMT	Basement Area	0	1,104	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDC	Wood Deck	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	2,616	1,104		325,548

