

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
FITZGERALD, JOHN F TR BLUFF POINT 1999 TRUST #2 116 FLANDERS RD WESTBOROUG MA 01581		1 Level	2 Public Water	1 Paved	1 Excel View	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 349,000 4,102,800	Assessed 349,000 4,102,800	
		4 Gas	6 Septic		2					
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 7 #DL 2 GIS ID F_948531_2685056				Plan Ref. 291/30 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 4,451,800 4,451,800				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FITZGERALD, JOHN F TR		12681 0221	11-23-1999	Q	I	2,155,860	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SOBIN, JULIAN M & LEILA F TRS		10203 0109	05-15-1996	U	I	1	1A	2025	1010	349,000	2024	1010	360,400	2023	1010	281,300	
SOBIN, JULIAN M & LEILA F		10203 0094	05-15-1996	U	I	1	1A		1010	4,102,800		1010	4,102,800		1010	3,790,200	
SOBIN, JULIAN M & LEILA F		10203 0092	05-15-1996	U	I	1	1A										
SOBIN, JULIAN M & LEILA F		2425 0215	11-12-1976	U		0											
Total								4,451,800		Total		4,463,200		Total		4,071,500	

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							
WF09				COTUIT							
NOTES						Appraised Bldg. Value (Card) 295,200					
						Appraised Xf (B) Value (Bldg) 45,000					
						Appraised Ob (B) Value (Bldg) 8,800					
						Appraised Land Value (Bldg) 4,102,800					
						Special Land Value 0					
						Total Appraised Parcel Value 4,451,800					
						Valuation Method C					
						Total Appraised Parcel Value 4,451,800					

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
B19798	12-01-1977	DW	Dwelling	0	01-15-1979	100	12-31-1979	CO DWELL	08-07-2023	WT	01		03	Cycl Insp Comp
									03-11-2021	TR	03		16	In Office Review
									06-09-2020	WD			FR	Field Review
									07-29-2013	JR	02		03	Cycl Insp Comp
									03-09-2012	JR	03		15	Abatement Review
									04-26-2007	TP	01		43	Change Reinspection Rere
									08-25-2006	PT	02		14	Cyclical Inspection

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF09	19.500			1.0000	3,438,708
1	1010	Single Fam M-0	RF	2	2.390	AC 14,250.00	1.00000	1.0000	0	1.00	WF09	19.500			1.0000	664,100
Total Card Land Units					3.39	AC	Parcel Total Land Area					3.39	Total Land Value			4,102,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
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	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		369,022
			Year Built		1977
			Effective Year Built		1998
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		20
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		80
			RCNLD		295,200
			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	1996		80		0.00	4,000
BFA1	Bsmt Fin-Goo	B	544	32.56	1996		80		0.00	14,200
WDC	Wood Decking	L	448	20.00	1997		56		0.00	4,800
FOP	Open Porch-ro	B	96	55.00	1996		80		0.00	4,300
BMT	Basement-Unfi	B	1,088	26.01	1996		80		0.00	22,500
STRS	Stairs to Water	L	8	122.52	2020		92	C	1.00	900
WDC	Wood Deck w/	L	120	18.00	2020		92		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	1,248	1,248	1,248	295.69	369,022	
BMT	Basement Area	0	1,088	0	0.00	0	
FOP	Open Porch	0	96	0	0.00	0	
WDC	Wood Deck	0	448	0	0.00	0	
Ttl Gross Liv / Lease Area		1,248	2,880	1,248		369,022	

