

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
ROSENWASSER, RACHEL K 75 FRANKLIN AVE HYANNIS MA 02601		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	269,200	269,200	
			2 Public Water		4	RES LAND	1010	136,700	136,700	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 106 #DL 2 GIS ID F_984630_2703058				Plan Ref. 260/79 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		405,900	405,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROSENWASSER, RACHEL K		8407	0137	01-15-1993	Q	I	75,900	U	Year	Code	Assessed	Year	Code	Assessed		
LEWIS, FREDERICK C & MARYLYN J		2246	0043	10-08-1975	U		0		2025	1010	269,200	2024	1010	266,900		
										1010	136,700	2023	1010	131,200		
									Total		405,900	Total		403,600	Total	363,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2011	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				236,900				
0104						HYAN		Appraised Xf (B) Value (Bldg)				29,100				
NOTES								Appraised Ob (B) Value (Bldg)				3,200				
								Appraised Land Value (Bldg)				136,700				
								Special Land Value				0				
								Total Appraised Parcel Value				405,900				
								Valuation Method				C				
								Total Appraised Parcel Value				405,900				

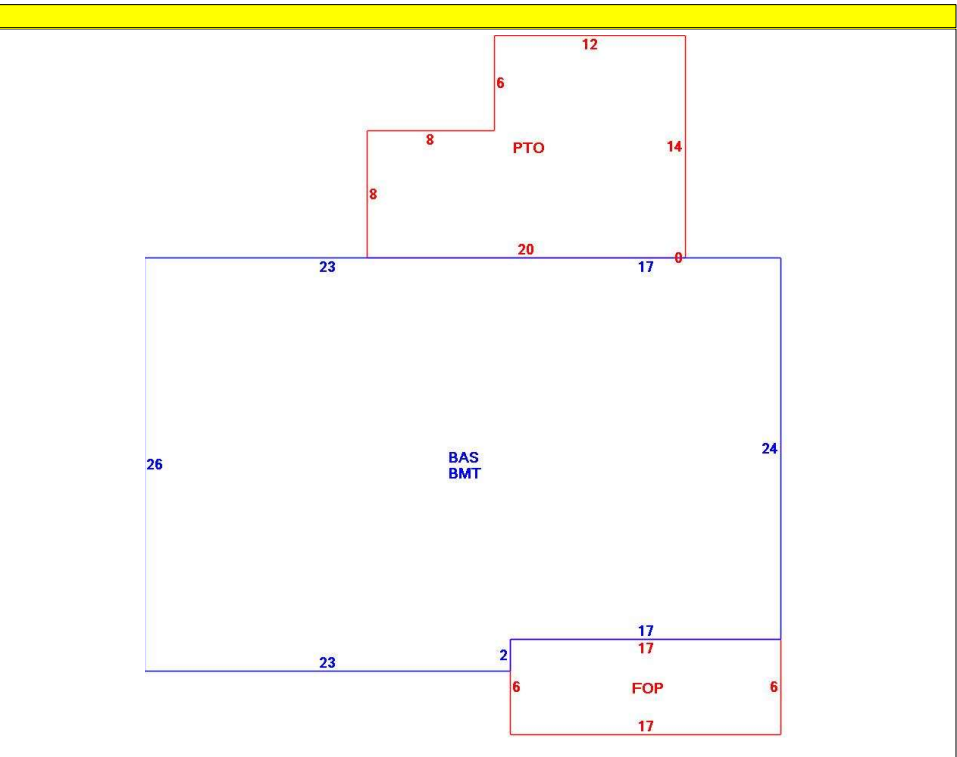
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-8	06-17-2022	835	Sid/Wind/Roof/	2,900		100		BASEMENT SILLS@ R19 FG	05-04-2020	WD			FR	Field Review	
16-83	02-01-2016	839	Solar Panel-Re	10,000	03-22-2017	100	06-30-2017	Install Solar Panels on roof of	05-30-2017	SR	01		02	Bldg Permit Completed	
201105457	09-30-2011	SH	Shed	0	03-22-2017	100	06-30-2017	SH 10X14	11-29-2011	LH	03		16	In Office Review	
									03-02-2001	SM	01		00	Meas/Listed-Interior Acces	
									09-15-1987	ML	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	RB	4	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0104	0.900		1.0000	402,134.8	136,700
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			136,700	

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	11	Clapboard			
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	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
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	11	1 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	303,779
Year Built	1973
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	236,900
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		78		0.00	3,900
FOP	Open Porch-ro	B	102	55.00	1994		78		0.00	4,400
BMT	Basement-Unfi	B	1,006	26.01	1994		78		0.00	20,800
SOL1	Solar PV Pane	B	16	860.00	1994		0		0.00	0
SHED	Shed	L	140	18.00	2011		84		0.00	2,100
PAT2	Patio-Good	L	232	9.94	1992		46		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,006	1,006	1,006	301.97	303,779
BMT	Basement Area	0	1,006	0	0.00	0
FOP	Open Porch	0	102	0	0.00	0
PTO	Patio	0	232	0	0.00	0
Ttl Gross Liv / Lease Area		1,006	2,346	1,006		303,779

