

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
FRUSZTAJER, NINA T TR NINA T FRUSZTAJER REVOCABLE T ONE CHARLES STREET SOUTH UNI BOSTON MA 02116		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	430,000	430,000	
			2 Public Water		2	RES LAND	1010	676,100	676,100	
SUPPLEMENTAL DATA										
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_947259_2689413			Plan Ref. Land Ct# 15121-B #SR Life Estate PP STATU Assoc Pid#		Total		1,106,100	1,106,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
FRUSZTAJER, NINA T TR	C222169	0	03-24-2020	U	I	675,000	1	2025	1010	430,000	2024	1010	410,500	2023	1010	345,200
HINES, BRENDAN & SOMOGIE, SARAH	C219519	0	05-28-2019	Q	I	556,000	00		1010	676,100		1010	515,500		1010	607,000
SULLIVAN, JAMES	C218955	0	03-29-2019	U	I	0	1									
BRANDT, URSULA C D ESTATE OF	BA18P01	0	12-22-2017	U	I	0	1F									
BRANDT, URSULA C D	C208131	0	12-02-2015	U	I	0	1									
Total								1,106,100	Total		926,000	Total		952,200		

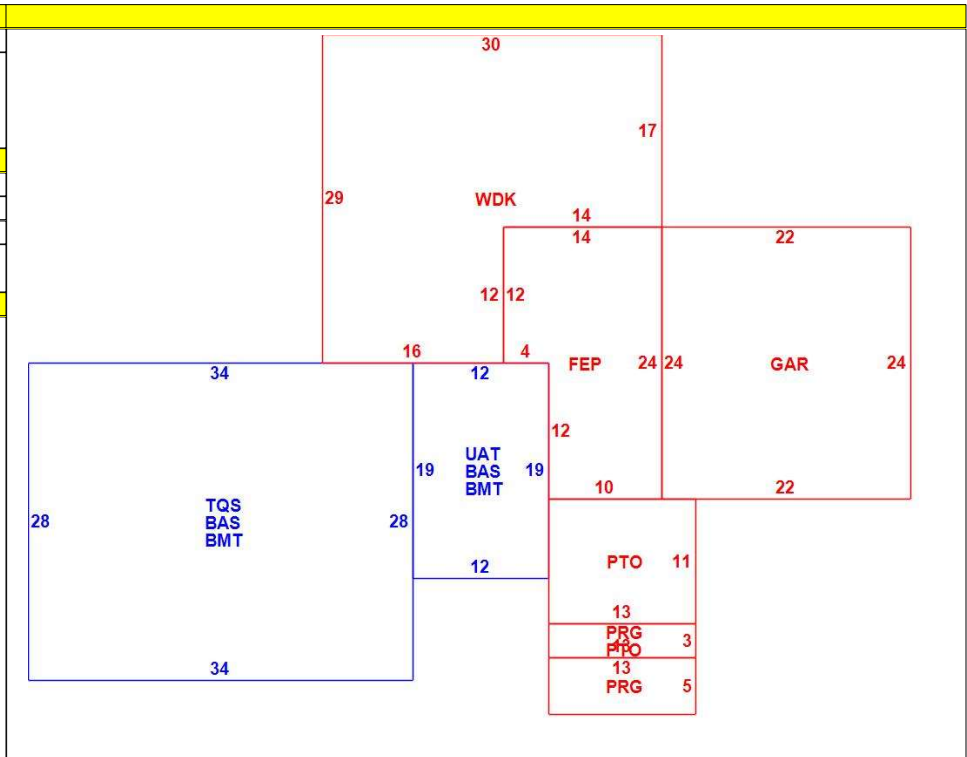
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0111			COTUIT		Appraised Bldg. Value (Card)	352,000		
					Appraised Xf (B) Value (Bldg)	49,500		
					Appraised Ob (B) Value (Bldg)	28,500		
					Appraised Land Value (Bldg)	676,100		
					Special Land Value	0		
					Total Appraised Parcel Value	1,106,100		
					Valuation Method	C		
				Total Appraised Parcel Value				1,106,100

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
20-3186	10-28-2020	839	Solar Panel-Re	37,073	06-30-2021	100	06-30-2021	Roof mounted PV solar syste	07-09-2024	AG	22		22	Change of Address
20-2039	08-06-2020	835	Sid/Wind/Roof/	4,200	12-31-2020	100	12-31-2020	install two replacement windo	08-10-2023	WT	02		03	Cycl Insp Comp
									07-07-2020	CK	03		16	In Office Review
									06-10-2020	WD			FR	Field Review
									02-19-2020	SAF			20	Sale Review
									08-28-2013	JR	01		03	Cycl Insp Comp
									06-16-2005	PT	04		44	Drive by inspection only

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	0.680	AC	176,344.00	1.40956	1.0000	5	1.00	0111	4.000		1.0000	994,280.3	676,100
Total Card Land Units					0.68	AC	Parcel Total Land Area					0.68	Total Land Value			676,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 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	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		502,799
			Year Built		1952
			Effective Year Built		1986
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		352,000
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1984		70		0.00	4,200
FEP	Enclosed porc	B	288	70.00	1984		70		0.00	11,100
GAR	Attached Gara	B	528	40.00	1984		70		0.00	13,500
BMT	Basement-Unfi	B	1,180	26.01	1984		70		0.00	20,700
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600
SOL2	Solar PV Pane	B	41	725.00	2021		0		0.00	0
PATF	Flagstone Pav	L	182	30.00	2023		99		0.00	6,000
PRG1	Pergola-Avg	L	104	18.00	2023		98	C	1.00	1,800
WDC	Deck composit	L	702	24.00	2023		98		0.00	15,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,180	1,180	1,180	275.96	325,633
BMT	Basement Area	0	1,180	0	0.00	0
FEP	Enclosed Porch	0	288	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
PRG	Pergola	0	104	0	0.00	0
PTO	Patio	0	182	0	0.00	0
TQS	Three Quarter Story	619	952	619	179.43	170,819
UAT	Attic, Unfinished	0	228	23	27.84	6,347
WDC	Wood Deck	0	702	0	0.00	0
Ttl Gross Liv / Lease Area		1,799	5,344	1,822		502,799