

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION						
FRISOLI, JANICE A 797 CAMBRIDGE ST CAMBRIDGE MA 02141				1	Level	1	All Public	1	Paved	1	Marginal View	Description		Code	Assessed		Assessed							
												RESIDNTL	1010	533,400		533,400								
										4		RES LAND	1010	924,000		924,000								
SUPPLEMENTAL DATA																								
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 174 & 175 #DL 2 GIS ID F_988654_2694827								Plan Ref. 9/103 Land Ct# #SR Life Estate PP STATU Assoc Pid#																
Total												1,457,400		1,457,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)											
FRISOLI, JANICE A DUNN, WILLIAM R ABRAMSON, GARY B & JOEL C SULLIVAN, DIANE M				5998	0266	10-15-1987		Q	I	305,000		U	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				3699	0249	03-25-1983		Q	I	101,600		U	2025	1010	533,400	2024	1010	498,500	2023	1010	440,600			
				3535	0046	08-10-1982		Q	I	80,000		U			924,000			924,000			826,600			
				3107	0095	06-06-1980		Q	I	87,000		U	Total		1,457,400	Total		1,422,500	Total		1,267,200			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY										
Total				0.00																				
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card)										499,700		
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg)										26,200				
0113								HYAN		Appraised Ob (B) Value (Bldg)										7,500				
NOTES												Appraised Land Value (Bldg)										924,000		
												Special Land Value										0		
												Total Appraised Parcel Value										1,457,400		
												Valuation Method										C		
												Total Appraised Parcel Value										1,457,400		
												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-21-7	04-29-2021	835	Sid/Wind/Roof/	4,946		100		Insulation and weatherization				05-11-2020	WD			FR	Field Review							
200902725	06-24-2009	AD	Addition	64,000	09-30-2009	100	06-30-2010	22 X 20 REAR				04-19-2017	SR	02		14	Cyclical Inspection							
47865	08-04-2000	WD	Wood Deck	10,000	04-26-2001	100	01-01-2001					02-02-2012	JR	03		20	Sale Review							
B36576	03-01-1994	AD	Addition	16,000	01-15-1995	100	12-31-1995	HY ALTER.				08-11-2010	NF	03		02	Bldg Permit Completed							
												09-30-2009	MK	02		52	New Construction							
												04-04-2002	PT	01		00	Meas/Listed-Interior Acces							
												04-26-2001	ME	02		02	Bldg Permit Completed							
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	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0113	6.300				1.0000		4,017,239	924,000				
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value										924,000	

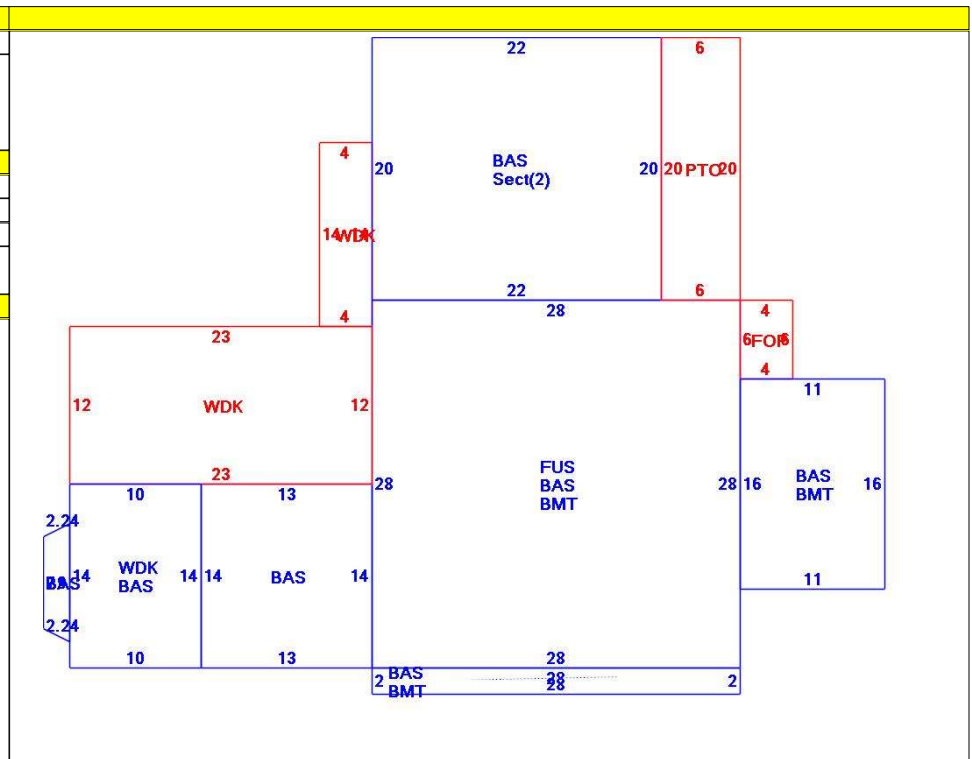
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	2	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 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	Owne	0.0
		B	S	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	656,835
Year Built	1939
Effective Year Built	1989
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	499,700
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
FPL3	Fireplace 2 sto	B	1	7000.00	1984		73		0.00	5,100
WDC	Wood Decking	L	416	20.00	1996		54		0.00	4,300
FOP	Open Porch-ro	B	24	55.00	1984		73		0.00	1,500
BMT	Basement-Unfi	B	1,016	26.01	1984		73		0.00	19,600
WDC	Wood Decking	L	56	20.00	2009		80		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,354	1,354	1,354	257.27	348,344
BMT	Basement Area	0	1,016	0	0.00	0
FOP	Open Porch	0	24	0	0.00	0
FUS	Upper Story	784	784	784	257.27	201,700
PTO	Patio	0	120	0	0.00	0
WDK	Wood Deck	0	472	0	0.00	0
Ttl Gross Liv / Lease Area		2,138	3,770	2,138		550,044



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Nbhd		Nbhd Name		B		Tracing		Batch													
0113								HYAN													
NOTES																					

Property Location 74 HAWES AVENUE
Vision ID 26919 Account # 237764

Map ID 324/ 104/ //
Bldg # 1

Bldg Name
Sec # 2 of 2

Card # 2 of 2

State Use 1010
Print Date 12/21/2024 11:01:17

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PAT1	Patio- Average	L	120	5.89	2010		91		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	440	440	440	242.71	106,792
Ttl Gross Liv / Lease Area		440	440	440		106,792

