

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LUCIER, MARIA E & FONTAINE, ROB FONTAINE REAL ESTATE TRUST 130 FOREST ST FRANKLIN MA 02038		1 Level	6 Septic	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 512,500 176,300	Assessed 512,500 176,300
			4 Gas						
			2 Public Water		6				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 5 #DL 2 GIS ID F_950293_2711437				Plan Ref. Land Ct# 16427-D #SR Life Estate PP STATU Assoc Pid#		Total 688,800 688,800			

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LUCIER, MARIA E & FONTAINE, ROBERT	#D85125	0	11-26-2001	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed
FONTAINE, DORIS M TR	C148037	0	04-07-1998	U	I	1	1A	2025	1010	512,500	2024	1010	485,200
FONTAINE, DORIS M	#D68218	0	12-04-1996	U	I	1	1A		1010	176,300		1010	176,300
FONTAINE, EDWARD C & DORIS M	C101569	0	05-15-1985	Q	I	148,000	00	Total 688,800 Total 661,500 Total 591,100					
HAYES, ROBERT G	C98230	0	09-15-1984	U	V	30,000	Z						

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				MARSTM

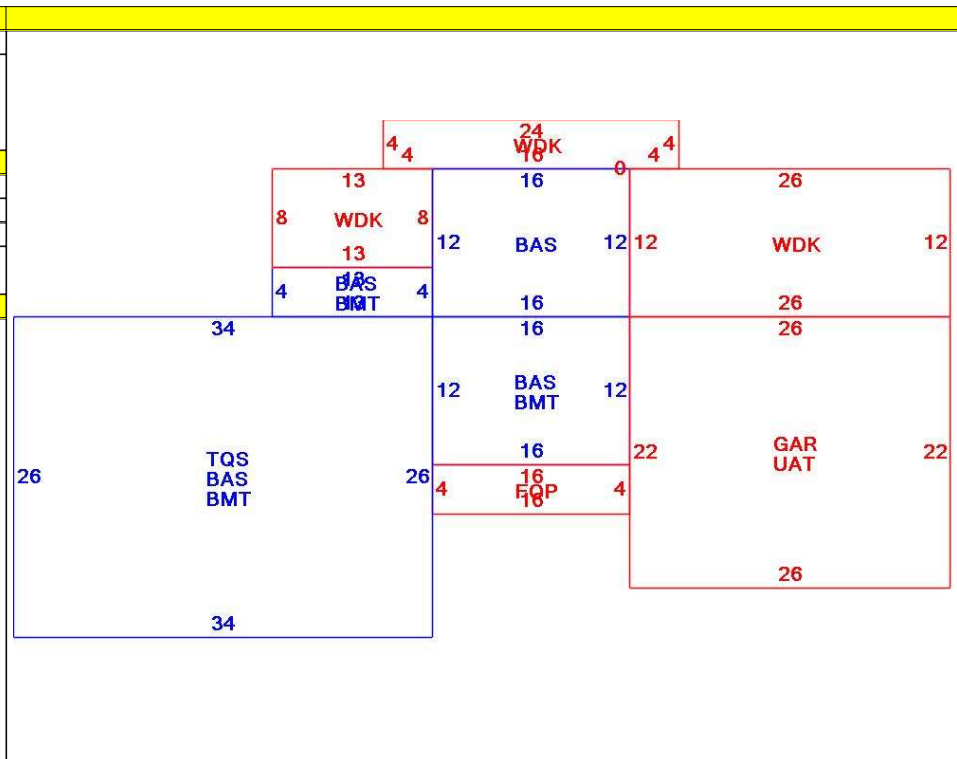
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	457,500
Appraised Xf (B) Value (Bldg)	49,200
Appraised Ob (B) Value (Bldg)	5,800
Appraised Land Value (Bldg)	176,300
Special Land Value	0
Total Appraised Parcel Value	688,800
Valuation Method	C
Total Appraised Parcel Value	688,800

NOTES									

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
39459	06-29-1999	NR	New Roof	7,000	01-01-2000	100	01-01-2000		05-13-2020	LS			FR	Field Review
B32177	08-01-1988	AD	Addition	26,000	01-15-1989	100	12-31-1989	MM ADD'N	04-18-2018	KM	02		03	Cycl Insp Comp
B26071	02-02-1984	DW	Dwelling	75,000	01-15-1986	100	12-31-1986	MM	06-27-2014	JR	03		16	In Office Review
B26071A	02-01-1984	DW	Dwelling	0	01-15-1986	100	12-31-1986	MM 2 STOR	03-27-2012	DR	03		16	In Office Review
									11-04-2005	PT	02		01	Meas/Est
									02-11-2000	MF	04		44	Drive by inspection only
									04-23-1999	DD	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	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			176,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
Parcel Id			C	Owne 0.0	
Adjust Type		Code	Description	Factor%	
Condo Flr		Condo Unit			
			COST / MARKET VALUATION		
Building Value New		551,251			
Year Built		1984			
Effective Year Built		2002			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		17			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		83			
RCNLD		457,500			
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	2000		83		0.00	5,000
WDC	Wood Decking	L	512	20.00	1999		60		0.00	5,800
FOP	Open Porch-ro	B	64	55.00	2000		83		0.00	3,400
GAR	Attached Gara	B	572	40.00	2000		83		0.00	16,900
BMT	Basement-Unfi	B	1,128	26.01	2000		83		0.00	23,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,320	1,320	1,320	282.40	372,772
BMT	Basement Area	0	1,128	0	0.00	0
FOP	Open Porch	0	64	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
TQS	Three Quarter Story	575	884	575	183.69	162,382
UAT	Attic, Unfinished	0	572	57	28.14	16,097
WDK	Wood Deck	0	512	0	0.00	0
Ttl Gross Liv / Lease Area		1,895	5,052	1,952		551,251

