

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
CHAHINE, ZEIN K & CHADI TRS ZEIN K CHAHINE 2022 REV TR UNIT 5305 1 FRANKLIN STREET BOSTON MA 02110		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	1,530,400	1,530,400		
			2 Public Water			RES LAND	1010	340,000	340,000		
<b>SUPPLEMENTAL DATA</b>						Total				1,870,400	1,870,400
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 2A #DL 2 GIS ID F_965665_2694146				Plan Ref. 377/66 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)											
CHAHINE, ZEIN K & CHADI TRS		35202	077	06-22-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
CHAHINE, ZEIN K		35202	071	06-22-2022	U	I	1	1F	2023	1010	1,299,000	2022	1010	612,400	2021	1010	470,500		
CHAHINE, CHADI		33716	24	01-25-2021	Q	I	1,668,145	00		1010	316,100		1010	218,500		1010	239,400		
MOROZOVA ENTERPRISE LLC		32527	0087	12-09-2019	U	I	575,000	1								1010	38,400		
MANCINI, MARY TR		31647	0290	11-06-2018	U	I	1	1A	Total				1,615,100	Total		830,900	Total		748,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109				OSTVIL			
<b>NOTES</b>				Appraised Bldg. Value (Card) 1,430,800 Appraised Xf (B) Value (Bldg) 54,500 Appraised Ob (B) Value (Bldg) 45,100 Appraised Land Value (Bldg) 340,000 Special Land Value 0 Total Appraised Parcel Value 1,870,400 Valuation Method C Total Appraised Parcel Value 1,870,400			

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
TB-20-3459	12-30-2020	804	Addn Alt-Res	20,000	04-13-2021	100	06-30-2021	Enclose an existing porch by a	04-13-2021	SR	02		02	Bldg Permit Completed
20-1480	09-09-2020	809	Deck	3,000	06-30-2021	100	06-30-2021	Replaced the existing decking	06-04-2020	WD			FR	Field Review
20-590	02-25-2020	835	Sid/Wind/Roof/	3,000	06-30-2021	100	06-30-2021	siding, widnows and 2 doors	02-25-2020	SAF			20	Sale Review
19-4179	12-18-2019	835	Sid/Wind/Roof/	2,000	06-30-2020	100	06-30-2020	ROOF	08-01-2017	MS	02		14	Cyclical Inspection
90456	02-22-2006	AD	Addition	144,000	02-06-2007	100	06-30-2008		06-13-2008	NF	03		16	In Office Review
51817	02-22-2001	SP	Swimming Pool	14,800	10-31-2001	100	01-01-2002		05-02-2008	PT	02		14	Cyclical Inspection
B35260	08-01-1992	AD	Addition	20,000	01-15-1995	100		OS ADD'N						

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	RC	3	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0109	2.200		1.0000	809,489.5	340,000
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			340,000	



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<b>SUPPLEMENTAL DATA</b>										
		Alt Prcl ID		Plan Ref. 377/66						<b>VISION</b>
		Split Zonin		Land Ct#						
		BID Parcel		#SR						
		ResExpt Q NO APP:		Life Estate						
		#DL 1 LOT 2A		PP STATU A:Active						
		GIS ID F_965665_2694146		Assoc Pid#						
							Total	1,870,400	1,870,400	

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Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed
2023	1010	1,299,000	2022	1010	612,400	2021	1010	470,500			
	1010	316,100		1010	218,500		1010	239,400			
								38,400			
		Total			1,615,100	Total	830,900		Total	748,300	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
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Total											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109				OSTVIL	Appraised Bldg. Value (Card)	1,430,800	
					Appraised Xf (B) Value (Bldg)	54,500	
					Appraised Ob (B) Value (Bldg)	45,100	
					Appraised Land Value (Bldg)	340,000	
					Special Land Value	0	
					Total Appraised Parcel Value	1,870,400	
					Valuation Method	C	
					Total Appraised Parcel Value	1,870,400	

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

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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description			Element	Cd	Description				
Style	06	Conventional									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle			<b>CONDO DATA</b>						
Exterior Wall 2	11	Clapboard			Parcel Id		C	Ownr	0.0		
Roof Structure	03	Gable/Hip					B	S			
Roof Cover	03	Asph/F Gls/Cmp			Adjust Type	Code	Description	Factor%			
Interior Wall 1	03	Plastered			Condo Flr						
Interior Wall 2					Condo Unit						
Interior Floor 1	12	Hardwood			<b>COST / MARKET VALUATION</b>						
Interior Floor 2	14	Carpet			Building Value New						
Heat Fuel	03	Gas			Year Built						
Heat Type	05	Hot Water			Effective Year Built						
AC Type	03	Central			Depreciation Code						
Bedrooms	03	3 Bedrooms			Remodel Rating						
Full Baths	4				Year Remodeled						
Half Baths	1				Depreciation %						
Extra Fixtures					Functional Obsol						
Total Rooms	9	9 Rooms			External Obsol						
Bath Style					Trend Factor						
Kitchen Style					Condition						
Occupancy					Condition %						
Usrflid 105					Percent Good						
Accessory Apt					RCNLD						
Foundation Alt	05	Stone Walls			Dep % Ovr						
Rms Prts					Dep Ovr Comment						
Bath Split	41	4 Full-1 Half			Misc Imp Ovr						
					Misc Imp Ovr Comment						
					Cost to Cure Ovr						
					Cost to Cure Ovr Comment						
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FPIT	Fire Pit	L	1	3010.00	2001		82	B	1.32	3,300	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											