

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
GOSHDIGIAN, JOHN  63 MINUTEMAN DR  CONCORD MA 01742	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1010	497,600		497,600
			6	Septic			RES LAND	1010	248,300		248,300
<b>SUPPLEMENTAL DATA</b>						Total		745,900	745,900		
Alt Prcl ID		Split Zonin		Plan Ref. 343/16							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 102A & 104A		#DL 2		Life Estate							
GIS ID F_943798_2692029		Assoc Pid#		PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GOSHDIGIAN, JOHN	17773	0138	10-09-2003	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GOSHDIGIAN, JOHN & VIOLET A	4600	0328	06-15-1985	Q	I	165,000	U	2023	1010	427,700	2022	1010	368,700
MCSHANE, JOHN J JR ETAL	3944	0133	11-15-1983	Q	V	40,000	U		1010	225,800	2021	1010	155,700
TRZCINSKI, EDMUND	3385	0026	10-15-1981	Q	V	44,000	U	Total		653,500	Total		524,400
								Total		460,500	Total		460,500

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 439,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 56,900				

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name					COTUIT	
0107							

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-27-2020	DM			FR	Field Review
										10-04-2013	RB	03		03	Cycl Insp Comp
										02-22-2005	PT	02		01	Meas/Est
										09-08-2004	MF	04		44	Drive by inspection only
										06-26-2002	PT	01		00	Meas/Listed-Interior Acces
										03-15-1985	FR				
Total Appraised Parcel Value										745,900					

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
74122	01-12-2004	NR	New Roof	8,000	09-08-2004	100	01-01-2005			05-27-2020	DM			FR	Field Review
B27162	10-02-1984	DW	Dwelling	70,000	03-15-1985	100	12-31-1985	CO		10-04-2013	RB	03		03	Cycl Insp Comp
B27162A	10-01-1984	DW	Dwelling	0	12-15-1985	100	12-30-1985	CO 1 STOR		02-22-2005	PT	02		01	Meas/Est
										09-08-2004	MF	04		44	Drive by inspection only
										06-26-2002	PT	01		00	Meas/Listed-Interior Acces
										03-15-1985	FR				

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0107	1.400			1.0000	246,881.6	246,900
1	1010	Single Fam M-0	RF	2	0.070	AC 14,250.00	1.00000	1.0000	0	1.00	0107	1.400			1.0000	19,950	1,400
Total Card Land Units					1.07	AC	Parcel Total Land Area					1.07	Total Land Value			248,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
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	523,314
Year Built	1984
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	439,600
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	2000		84		0.00	4,200
PAT2	Patio-Good	L	113	9.94	1999		80		0.00	1,100
FOPC	Open Prch-roo	B	24	55.00	2000		84		0.00	1,400
GAR	Attached Gara	B	484	40.00	2000		84		0.00	15,200
BMT	Basement-Unfi	B	1,904	26.01	2000		84		0.00	36,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,904	1,904	1,904	274.85	523,314
BMT	Basement Area	0	1,904	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
PTO	Patio	0	113	0	0.00	0
Ttl Gross Liv / Lease Area		1,904	4,429	1,904		523,314

