Property Location 187 BAY LANE | Map ID 186/ 011/ / / | Bldg Name | State Use 1010
Vision ID 12521 | Account # 106655 | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date 2/1/2024 11:56:44 AM

CURRENT OWNER

SHNEUR, FELIX & GLUSKINA, IRINA
FELIRSA REALTY TRUST
44 HOOD ST
NEWTON MA 02458

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved	7	Waterfront
		4	Gas			1	Excel View
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_967608_2695413	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	545,100	545,100
RES LAND	1010	997,400	997,400
Total		1,542,500	1,542,500

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
SHNEUR, FELIX & GLUSKINA, IRINA TRS	31032	0141	01-18-2018	U	I	580,000	1V
NICKERSON, NANCY & SAMUEL & JANE	26036	0305	01-27-2012	U	I	1	1A
NICKERSON, SAMUEL R ESTATE OF	24878	0205	10-01-2010	U	I	0	1
NICKERSON, SAMUEL R	22601	0003	01-14-2008	U	I	1	1A
NICKERSON, SAMUEL R TR	3565	0037	09-15-1982	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	474,300	2022	1010	413,200	2021	1010	301,700
	1010	906,800		1010	734,600		1010	787,100
							1010	38,200
	Total	1,381,100		Total	1,147,800		Total	1,127,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0115				CENVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	464,300
Appraised Xf (B) Value (Bldg)	42,600
Appraised Ob (B) Value (Bldg)	38,200
Appraised Land Value (Bldg)	997,400
Special Land Value	0
Total Appraised Parcel Value	1,542,500
Valuation Method	C
Total Appraised Parcel Value	1,542,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-3139	10-19-2018	804	Addn Alt-Res	128,000	04-03-2019	100	06-30-2019	master bedroom addition 16x2
18-307	08-01-2018	804	Addn Alt-Res	40,000	04-11-2018	100	06-30-2018	Renovate of Interior, Increase
18-1039	04-11-2018	834	Sheet Metal	0	06-30-2018	100	06-30-2018	INSTALL HVAC ATTIC.
18-623	03-01-2018	835	Sid/Wind/Roof/	8,500	04-11-2018	100	06-30-2018	reroof (stripping old shingles)

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-14-2020	WD			FR	Field Review
08-30-2019	SR	01		02	Bldg Permit Completed
06-21-2018	SR	01		02	Bldg Permit Completed
02-27-2018	KM	02		03	Cycl Insp Comp
11-20-2008	PT	02		14	Cyclical Inspection
06-14-2001	PT	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	RD-	3	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0115	6.400	BUMPS RIVER	1.0000	2,168,325	997,400

Total Card Land Units 0.46 AC | Parcel Total Land Area 0.46 | Total Land Value 997,400

Property Location 187 BAY LANE | Map ID 186/ 011/ / / | Bldg Name | State Use 1010
Vision ID 12521 | Account # 106655 | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date 2/1/2024 11:56:45 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	01	Ranch
Model	01	Residential
Grade:	C+	Average Plus
Stories	1	1 Story
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	23	Laminate
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	3	
Half Baths	0	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	30	3 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

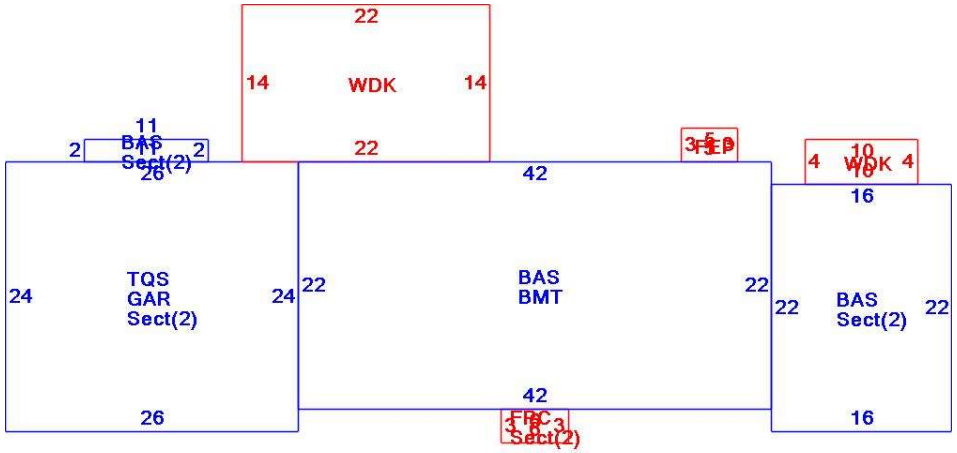
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	526,182
Year Built	1955
Effective Year Built	1993
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	464,300
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
DKLT	Dock-Light	L	1	60000.00	1993		48		0.00	28,800
BMT	Basement-Unfi	B	924	26.01	1995		80		0.00	20,100
FEP	Enclosed porc	B	15	70.00	1995		80		0.00	2,100
FPLG	Gas Fireplace-	B	1	2500.00	1995		80		0.00	2,000
WDC	Deck comp w	L	348	28.00	2018		98		0.00	9,400
FOPC	Open Prch-roo	B	18	55.00	1995		80		0.00	1,100
GAR	Attached Gara	B	624	40.00	1995		80		0.00	17,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	924	924	924	308.79	285,324
BMT	Basement Area	0	924	0	0.00	0
FEP	Enclosed Porch	0	15	0	0.00	0
WDK	Wood Deck	0	348	0	0.00	0
	Ttl Gross Liv / Lease Area	924	2,211	924		285,324

Property Location 187 BAY LANE | Map ID 186/ 011/ / / | Bldg Name | State Use 1010
Vision ID 12521 | Account # 106655 | Bldg # 1 | Sec # 2 of 2 | Card # 2 of 2 | Print Date 2/1/2024 11:56:46 AM

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FELIRSA REALTY TRUST
44 HOOD ST
NEWTON MA 02458

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AC Type	03	Central
Bedrooms	01	1 Bedroom
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Half Baths	0	
Extra Fixtures		
Total Rooms	2	
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	09	Blk/Pour Ftgs
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

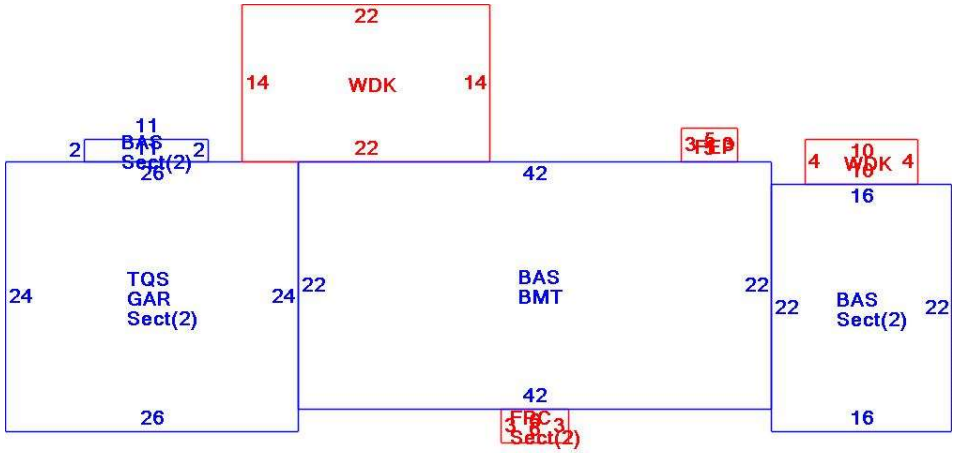
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	526,182
Year Built	2018
Effective Year Built	2016
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	464,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	374	374	374	308.79	115,488
FPC	Open Porch Conc. Floor	0	18	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
TQS	Three Quarter Story	406	624	406	200.91	125,370
	Ttl Gross Liv / Lease Area	780	1,640	780		240,858