

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LEVIN, ILYA & TANYA 51 THREE POND ROAD WAYLAND MA 01778		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	441,300	441,300
			6 Septic			RES LAND	1010	174,700	174,700
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 8 #DL 2 GIS ID F_968081_2700900			Plan Ref. 243/69 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 616,000 616,000			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEVIN, ILYA & TANYA		35467 079	11-04-2022	Q	I	501,000	00	Year	Code	Assessed	Year	Code	Assessed
BROWN FAMILY DECL OF TRUST		35467 062	09-09-2020	U	I	0	1F	2023	1010	382,500	2022	1010	317,400
BROWN, JAMES M TR		35467 061	04-23-2013	U	I	0	1F		1010	172,600		1010	122,800
BROWN, JAMES M & IRENE E TRS		22698 0261	02-26-2008	U	I	10	1F					1010	5,600
BROWN, JAMES M & IRENE E		14304 0339	10-04-2001	Q	I	250,000	00	Total		555,100	Total		440,200
								Total			Total		397,500

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
0106			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	386,000
Appraised Xf (B) Value (Bldg)	49,700
Appraised Ob (B) Value (Bldg)	5,600
Appraised Land Value (Bldg)	174,700
Special Land Value	0
Total Appraised Parcel Value	616,000
Valuation Method	C
Total Appraised Parcel Value	616,000

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
BLDR-22-15	11-28-2022	804	Addn Alt-Res	11,800	06-30-2023	100	06-30-2023	Remove existing roofing mater	07-19-2023	SR	02		02	Bldg Permit Completed
67888	04-03-2003	RW	Repair Work	16,000	08-11-2003	100	01-01-2004		06-23-2020	LS			FR	Field Review
47475	07-17-2000	RE	Remodel	25,000	02-20-2001	100	01-01-2001		07-21-2017	KM	02		14	Cyclical Inspection
									07-20-2015	TP	03		16	In Office Review
									12-19-2008	PT	02		14	Cyclical Inspection
									08-11-2003	MF	02		02	Bldg Permit Completed
									07-11-2001	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	RC	3	0.340 AC	176,344.00	2.53383	1.0000	5	1.00	0106	1.150		1.0000	513,848.7	174,700	
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value					174,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised 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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	459,526
Year Built	1977
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	386,000
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
BFA	Bsmt Fin-Avg	B	676	17.36	2001		84		0.00	9,900
FPL1	Fireplace 1 sto	B	1	5000.00	2001		84		0.00	4,200
BGR2	2 Stall Bmt Ga	B	1	3244.00	2001		84		0.00	2,700
WDC	Wood Decking	L	144	20.00	2002		66		0.00	2,700
PAT2	Patio-Good	L	357	9.94	2002		83		0.00	2,900
FOPC	Open Prch-roo	B	148	55.00	2001		84		0.00	5,100
UST	Utility Storage-	B	192	17.11	2001		84		0.00	1,900
BMT	Basement-Unfi	B	1,248	26.01	2001		84		0.00	25,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,520	1,520	1,520	302.32	459,526
BMT	Basement Area	0	1,248	0	0.00	0
FPC	Open Porch Conc. Floor	0	148	0	0.00	0
PTO	Patio	0	357	0	0.00	0
UST	Utility Enclosure	0	192	0	0.00	0
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,520	3,609	1,520		459,526

