

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HANNA, WAGIEH I & TREZAA  217 WILSON AVENUE  QUINCY MA 02170		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	376,900	376,900
			6 Septic			RES LAND	1010	160,400	160,400
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 60 #DL 2 GIS ID F_968452_2710966				Plan Ref. 312/14 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		537,300	537,300

801  
FY2024  
BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HANNA, WAGIEH I & TREZAA		28130 0319	05-08-2014	Q	I	345,000	00	Year	Code	Assessed	Year	Code	Assessed
LEARY, TOBY		27863 0326	12-04-2013	Q	I	285,000	00	2023	1010	380,500	2022	1010	336,300
BRESNAHAN, JOHNN T III TR		21657 0183	12-29-2006	U	I	0	1		1010	145,800		1010	108,000
VESCERA, WILLIAM J TR		20223 0311	09-01-2005	U	I	100	1					1010	62,900
BRESNAHAN, JOHN T III		20223 0293	09-01-2005	U	I	100	1A	Total		526,300	Total		444,300
								Total			Total		415,600

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
0105			CENVIL

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	249,800
Appraised Xf (B) Value (Bldg)	64,200
Appraised Ob (B) Value (Bldg)	62,900
Appraised Land Value (Bldg)	160,400
Special Land Value	0
Total Appraised Parcel Value	537,300
Valuation Method	C
Total Appraised Parcel Value	537,300

**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
20061029	06-11-2006	SP	Swimming Pool	27,800	01-30-2007	100	06-30-2007		04-22-2020	LS			FR	Field Review
55311	08-20-2001	OB	Out Building	5,500	10-26-2003	100	01-01-2004		06-19-2015	JR	03		20	Sale Review
									02-07-2014	JR	03		15	Abatement Review
									06-21-2012	DR	03		16	In Office Review
									06-26-2007	JG	03		52	New Construction
									01-30-2007	MF	02		02	Bldg Permit Completed
									10-29-2003	MF	02		02	Bldg Permit Completed

**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	0.540	AC	176,344.00	1.68474	1.0000	5	1.00	0105	1.000		1.0000	297,086.7	160,400
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			160,400	

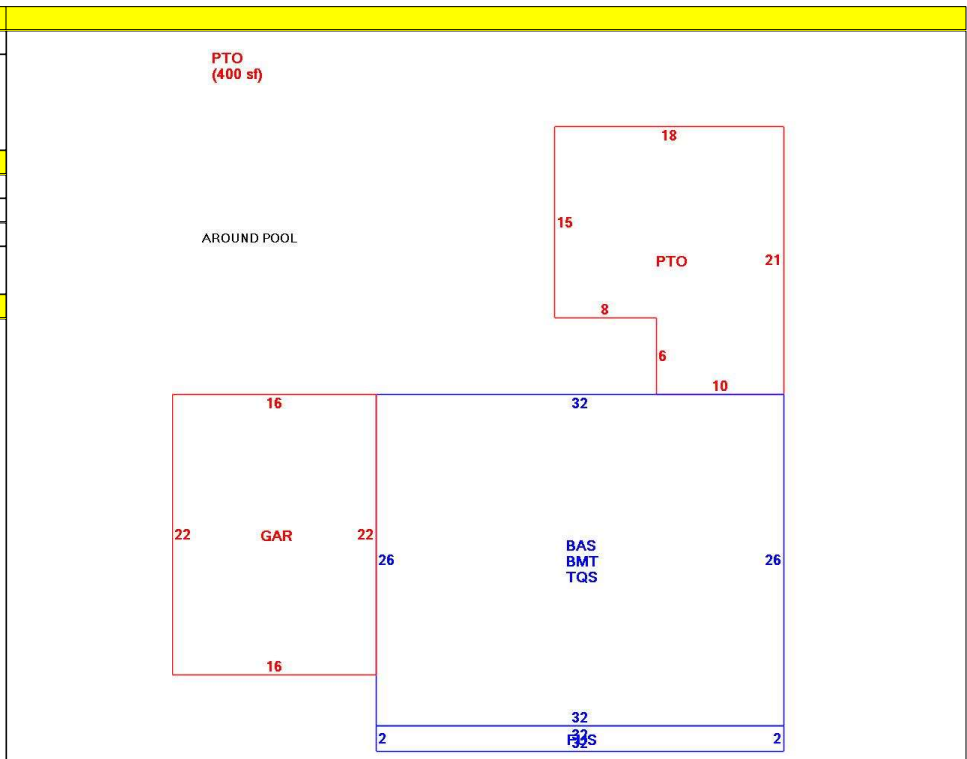
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
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	11	1 Full-1 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr	Condo Unit			

COST / MARKET VALUATION		
Building Value New		297,344
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		249,800
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
FPL3	Fireplace 2 sto	B	1	7000.00	2001		84		0.00	5,900
BFA1	Bsmt Fin-Goo	B	664	32.56	2001		84		0.00	18,200
FGR6	Gar w/Lft Avg	L	396	60.00	2003		84	00	1.00	20,000
SPL2	Pool Vinyl	L	648	55.00	2006		74	00	1.00	25,300
PAT2	Patio-Good	L	730	9.94	2002		83		0.00	5,600
FOP	Open Porch-ro	B	220	55.00	2001		84		0.00	8,000
GAR	Attached Gara	B	352	40.00	2001		84		0.00	12,500
BMT	Basement-Unfi	B	832	26.01	2001		84		0.00	19,600
FPLO	Outdoor firepl -	L	1	13840.00	2006		87	C	1.00	12,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	832	832	832	206.92	172,157	
BMT	Basement Area	0	832	0	0.00	0	
FUS	Upper Story	64	64	64	206.92	13,243	
GAR	Attached Garage	0	352	0	0.00	0	
PTO	Patio	0	730	0	0.00	0	
TQS	Three Quarter Story	541	832	541	134.55	111,944	
Ttl Gross Liv / Lease Area		1,437	3,642	1,437		297,344	

