

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
NASSON, MICHAEL C  45 SIMMONS AVENUE  BELMONT MA 02478		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	404,500	404,500		
			6 Septic			RES LAND	1010	329,900	329,900		
<b>SUPPLEMENTAL DATA</b>						Total				734,400	734,400
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 27 #DL 2 GIS ID F_975795_2695483				Plan Ref. Land Ct# 8993-E #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NASSON, MICHAEL C		C216539	0	06-05-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
NASSON, ANTHONY A & BESSIE V		C196041	0	01-05-2012	U	I	1	1F	2023	1010	350,300	2022	1010	296,400
NASSON, ANTHONY A & BESSIE		C97070	0	06-15-1984	Q	I	155,000	U		1010	306,700		1010	212,100
DUMOULIN, GERALD E		C87610	0	12-18-1981	U		0						1010	37,200
Total									657,000	Total	508,500	Total	507,600	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int		
Total			0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109				CENVIL	Appraised Bldg. Value (Card)	335,000	
					Appraised Xf (B) Value (Bldg)	32,300	
					Appraised Ob (B) Value (Bldg)	37,200	
					Appraised Land Value (Bldg)	329,900	
					Special Land Value	0	
					Total Appraised Parcel Value	734,400	
					Valuation Method	C	
					Total Appraised Parcel Value	734,400	

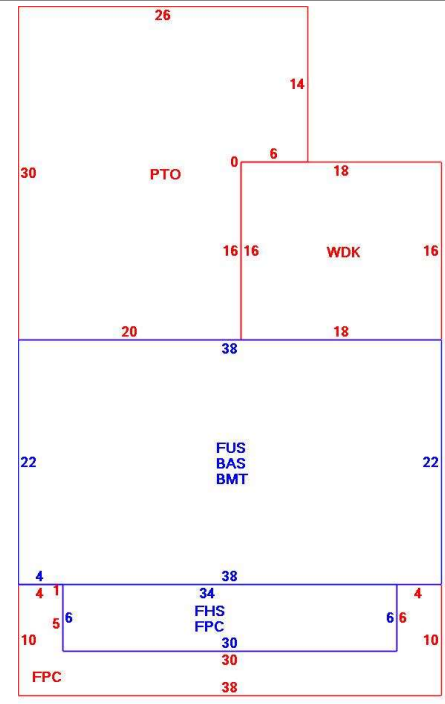
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B30985	07-01-1987	AD	Addition	15,000	01-15-1989	100		CE GARAGE	05-18-2020	WD			FR	Field Review
									10-27-2017	SR	02		03	Cycl Insp Comp
									09-23-2011	JR	03		20	Sale Review
									11-23-2009	PT	02		14	Cyclical Inspection
									12-17-2001	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	RB	3	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0109	2.200	Deeded Bch Rights		1.0000	1,178,224	329,900
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			329,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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	452,725
Year Built	1950
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	335,000
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1988		74		0.00	4,400
FGR7	Gar w/Lft Goo	L	672	70.00	1987		68	00	1.00	32,000
WDC	Wood Decking	L	288	20.00	1990		42		0.00	2,500
PAT1	Patio- Average	L	684	5.89	1990		71		0.00	2,700
FOPC	Open Prch-roo	B	380	55.00	1988		74		0.00	10,600
BMT	Basement-Unfi	B	836	26.01	1988		74		0.00	17,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	836	836	836	256.94	214,800
BMT	Basement Area	0	836	0	0.00	0
FHS	Half Story	90	180	90	128.47	23,124
FPC	Open Porch Conc. Floor	0	380	0	0.00	0
FUS	Upper Story	836	836	836	256.94	214,800
PTO	Patio	0	684	0	0.00	0
WDK	Wood Deck	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		1,762	4,040	1,762		452,724

