

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
JACOBSON, KIRILL & IRINA 11 EATON STREET WINCHESTER MA 01890		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	848,000	848,000		
			2 Public Water			RES LAND	1010	294,200	294,200		
SUPPLEMENTAL DATA						Total				1,142,200	1,142,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 27 & 28 #DL 2 GIS ID F_974327_2699174				Plan Ref. 190/143 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JACOBSON, KIRILL & IRINA		29613 0320	04-29-2016	U	I	405,000	1I	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NAJARIAN, ROBERT A		19936 0242	06-15-2005	U	I	1	1	2023	1010	753,400	2022	1010	666,000	2021	1010	534,700
NAJARIAN, ROBERT A TR		19870 0093	05-27-2005	U	I	1	1A		1010	291,100		1010	186,500		1010	198,100
NAJARIAN, ROBERT A		19797 0168	05-06-2005	U	I	1	1A									
NAJARIAN, ROBERT A TR		19165 0162	10-25-2004	U	I	100	1F									
Total								1,044,500	Total	852,500	Total	763,500				

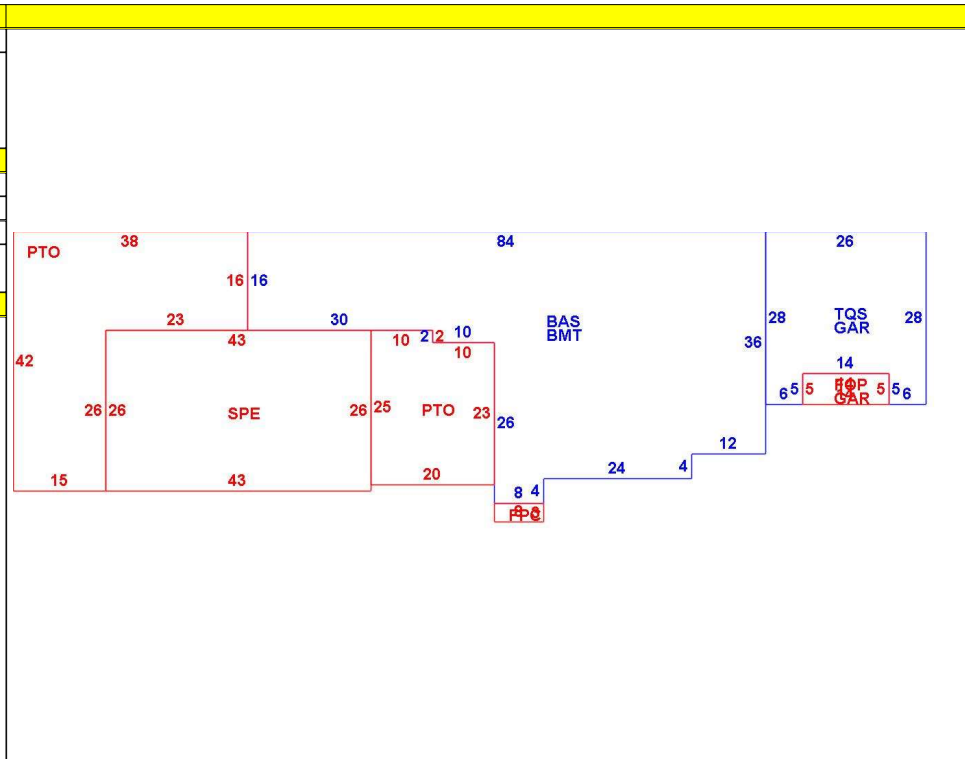
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107			CENVIL		Appraised Bldg. Value (Card)	643,300	
					Appraised Xf (B) Value (Bldg)	74,400	
					Appraised Ob (B) Value (Bldg)	130,300	
					Appraised Land Value (Bldg)	294,200	
					Special Land Value	0	
					Total Appraised Parcel Value	1,142,200	
					Valuation Method	C	
					Total Appraised Parcel Value	1,142,200	

NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
65851	12-11-2002	AD	Addition	69,888	08-09-2005	100	01-01-2005		10-20-2020	SR	02		03	Cycl Insp Comp	
									06-01-2020	DM			FR	Field Review	
									07-19-2011	JR	03		16	In Office Review	
									12-15-2009	PT	02		14	Cyclical Inspection	
									08-09-2005	MF	02		02	Bldg Permit Completed	
									06-26-2003	MF	02		05	Measur/New UC Under C	
									02-26-2003	PT	02		01	Meas/Est	

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	0.800	AC	176,344.00	1.22679	1.0000	5	1.00	0108	1.700		1.0000	367,783.0	294,200
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value				294,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2	19	Brick Veneer	Parcel Id		C
RooF Structure	03	Gable/Hip			B
RooF Cover	03	Asph/F Gls/Cmp			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	03	Gas	Building Value New		794,251
Heat Type	04	Hot Air	Year Built		1969
AC Type	03	Central	Effective Year Built		1995
Bedrooms	04	4 Bedrooms	Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		19
Total Rooms	8	8 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		81
Foundation Alt	01	Poured Conc.	RCNLD		643,300
Rms Prts			Dep % Ovr		
Bath Split	30	3 Full-0 Half	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	2	5000.00	1997		81		0.00	8,100
TEN	Tennis Court 7	L	7,200	6.84	1975		12	00	1.00	5,900
SPL7	Indoor Pool	L	648	70.00	1999		60	00	1.00	27,200
PAT1	Patio- Average	L	998	5.89	1999		80		0.00	4,200
FOP	Open Porch-ro	B	70	55.00	1997		81		0.00	3,500
GAR	Attached Gara	B	728	40.00	1997		81		0.00	19,600
BMT	Basement-Unfi	B	2,404	26.01	1997		81		0.00	41,800
SPLE	Swim Pool En	L	1,118	86.62	2004		85	C	1.00	82,300
FOPC	Open Prch-roo	B	24	55.00			81		0.00	1,400
PAT2	Patio-Good	L	480	9.94	1999		80		0.00	3,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,404	2,404	2,404	280.46	674,216
BMT	Basement Area	0	2,404	0	0.00	0
FOP	Open Porch	0	70	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
GAR	Attached Garage	0	728	0	0.00	0
PTO	Patio	0	1,478	0	0.00	0
SPE	Pool Enclosure	0	1,118	0	0.00	0
TQS	Three Quarter Story	428	658	428	182.42	120,035
Ttl Gross Liv / Lease Area		2,832	8,884	2,832		794,251



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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
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FNC9	Fence Gate 10	L	1	810.42	1996		54		0.00	400	
FNC5	FENCE-10'CH	L	357	34.35	1996		54		0.00	6,600	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											