

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FOMIN, ALEXANDER & ISHMUKHAM C/OMILANA FOMIN 3 BRIDGE STREET NEEDHAM MA 02494		1 Level	2 Public Water	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1010	797,000	797,000
			6 Septic			RES LAND	1010	1,192,500	1,192,500
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 13 #DL 2 PORTION OF LOT 12 GIS ID F_975732_2709294				Plan Ref. 53/127, 204/119 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#		Total 1,989,500 1,989,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FOMIN, ALEXANDER & ISHMUKHAMETO		30800 0064	09-29-2017	Q	I	965,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
QUINN, KEVIN D, FARNHAM, CHARLES		30789 0018	09-26-2017	U	I	0	1F	2023	1010	695,900	2022	1010	592,300	2021	1010	451,600
TRUSTEE, CHARLES EMERY FARNHAM		30655 0318	07-27-2017	U	I	0	1F		1010	1,088,300		1010	597,900		1010	579,100
TRUSTEE, CHARLES EMERY FARNHAM		30508 0221	02-25-2017	U	I	0	1F								1010	29,600
FARNHAM, DONNA MARIE TR		24708 0237	07-27-2010	U	I	0	1	Total 1,784,200 Total 1,190,200 Total 1,060,300								

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2019	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	689,700
Appraised Xf (B) Value (Bldg)	68,000
Appraised Ob (B) Value (Bldg)	39,300
Appraised Land Value (Bldg)	1,192,500
Special Land Value	0
Total Appraised Parcel Value	1,989,500
Valuation Method	C
Total Appraised Parcel Value	1,989,500

NOTES							

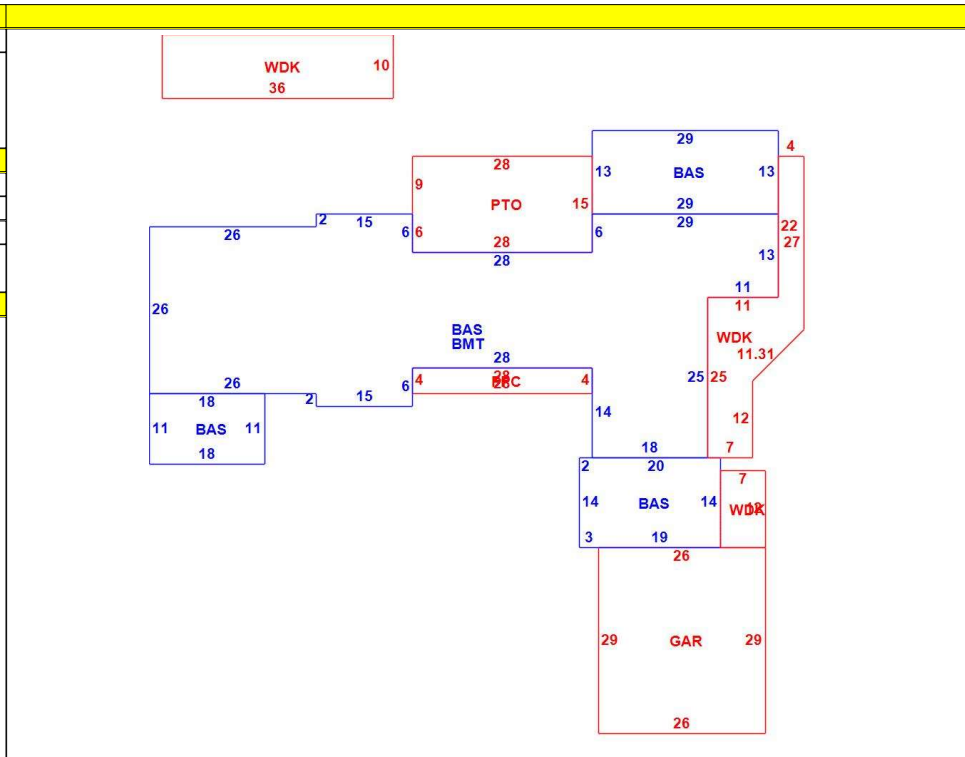
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
30129	04-13-1998	AD	Addition	18,400	01-01-1999	100		18 X 11	10-19-2021	SR	02		03	Cycl Insp Comp	
B37636	04-01-1995	AD	Addition	12,000	01-15-1996	100		CE REM/GA	04-30-2020	WD			FR	Field Review	
									04-30-2020	WD			FR	Field Review	
									06-05-2018	JL	03		16	In Office Review	
									05-17-2017	LH	03		16	In Office Review	
									02-04-2010	PT	02		14	Cyclical Inspection	
									10-16-2008	NF	03		16	In Office Review	

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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0114	6.500	BEARSE POND	1.0000	1,146,236	1,146,200	
1	1010	Single Fam M-0	RD-	3	0.500 AC	14,250.00	1.00000	1.0000	0	1.00	0114	6.500		1.0000	92,625	46,300	
Total Card Land Units					1.50 AC	Parcel Total Land Area					1.50	Total Land Value					1,192,500

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			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
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	30	3 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	907,478
Year Built	1965
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	689,700
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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		76		0.00	3,800
FPO	Ext FP Openin	B	1	2000.00	1990		76		0.00	1,500
DKPA	Pond Dock-Av	L	1	32500.00	2002		66		0.00	21,500
WDC	Wood Decking	L	335	20.00	1994		50		0.00	3,300
PATF	Flagstone Pav	L	420	30.00	1994		75		0.00	9,300
FOPC	Open Prch-roo	B	112	55.00	1990		76		0.00	3,800
GAR	Attached Gara	B	754	40.00	1990		76		0.00	18,900
BMT	Basement-Unfi	B	2,457	26.01	1990		76		0.00	40,000
WDC	Wood Decking	L	360	20.00	1994		50		0.00	3,500
WDC	Wood Deck w/	L	84	18.00	1997		56		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,340	3,340	3,340	271.70	907,478
BMT	Basement Area	0	2,457	0	0.00	0
FPC	Open Porch Conc. Floor	0	112	0	0.00	0
GAR	Attached Garage	0	754	0	0.00	0
PTO	Patio	0	420	0	0.00	0
WDK	Wood Deck	0	779	0	0.00	0
Ttl Gross Liv / Lease Area		3,340	7,862	3,340		907,478

