

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
DUKHON, LEV & ANSELM, IRINA 6 NELSON DRIVE BROOKLINE MA 02446			1	Level	2	Public Water	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed	
			4	Gas					RESIDNTL	1010	531,700	531,700			
			6	Septic					RES LAND	1010	251,300	251,300			
SUPPLEMENTAL DATA											Total		783,000	783,000	
Alt Prcl ID				Split Zonin				Plan Ref. 80/19 (F2)							
BID Parcel				ResExpt Q				Land Ct#							
#DL 1				#DL 2				Life Estate							
GIS ID F_976905_2695747				Assoc Pid#											

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
DUKHON, LEV & ANSELM, IRINA			24744	0127	08-11-2010		U	I			100	1A	Year	Code	Assessed	Year	Code	Assessed			
ANSELM, IRINA			24181	0099	11-20-2009		U	I			335,000	1S	2023	1010	473,800	2022	1010	400,800			
US BANK NATIONAL ASSOCIATION TR			23506	0077	03-06-2009		U	I			415,710	1L		1010	248,600		1010	159,300			
DWYER, F MICHAEL II & JESSICA E			14780	0231	02-04-2002		U	I			100	1A					1010	2,000			
DWYER, F MICHAEL II			10462	0109	10-31-1996		U	I			100	1B	Total		722,400	Total		560,100	Total		517,800

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
0107			CENVIL

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	458,100
Appraised Xf (B) Value (Bldg)	71,600
Appraised Ob (B) Value (Bldg)	2,000
Appraised Land Value (Bldg)	251,300
Special Land Value	0
Total Appraised Parcel Value	783,000
Valuation Method	C
Total Appraised Parcel Value	783,000

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
17-4089	11-28-2017	835	Sid/Wind/Roof/	10,000		100		RE-ROOF - DUMPSTER	05-20-2020	WD			FR	Field Review
201302464	05-17-2013	FB	Finish Basemen	21,500	06-30-2014	100	06-30-2014	FB PLAYRM IN BMT; INSUL,B	08-19-2014	NF	03		16	In Office Review
B37569	03-01-1995	DW	Dwelling	125,000	01-15-1996	100	06-30-1996	HY 2 STOR	08-19-2014	JR	03		16	In Office Review
									04-09-2014	SR	02		03	Cycl Insp Comp
									03-09-2009	DR	03		16	In Office Review
									07-29-2003	PT	02		01	Meas/Est
									12-04-2001	PT	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION

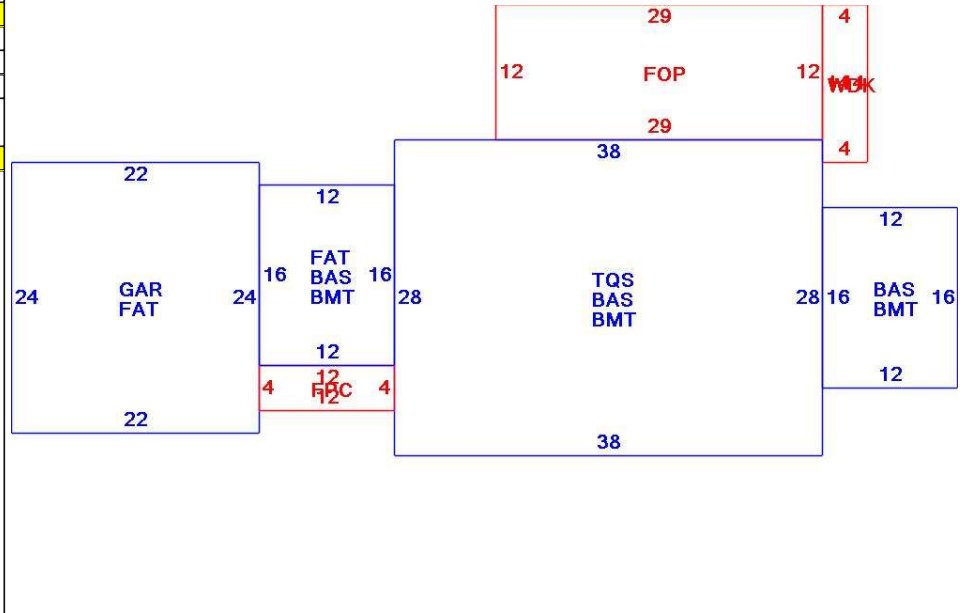
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RB	3	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0108	1.700		1.0000	1,047,042	251,300

Total Card Land Units 0.24 AC Parcel Total Land Area 0.24 Total Land Value 251,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		520,592
Year Built		1995
Effective Year Built		2003
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		458,100
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
FPLG	Gas Fireplace	B	1	2500.00	2005		88		0.00	2,200
WDC	Wood Decking	L	56	20.00	2003		88		0.00	2,000
FOPC	Open Prch-roo	B	48	55.00	2005		88		0.00	2,500
GAR	Attached Gara	B	528	40.00	2005		88		0.00	16,900
BMT	Basement-Unfi	B	1,448	26.01	2005		88		0.00	30,400
BFA	Bsmt Fin-Avg	B	500	17.36	2005		88		0.00	7,600
FOP	Open Porch-ro	B	348	55.00	2005		88		0.00	12,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,448	1,448	1,448	231.58	335,328
BMT	Basement Area	0	1,448	0	0.00	0
FAT	Attic, Finished	108	720	108	34.74	25,011
FOP	Open Porch	0	348	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
TQS	Three Quarter Story	692	1,064	692	150.61	160,253
WDK	Wood Deck	0	56	0	0.00	0
Ttl Gross Liv / Lease Area		2,248	5,660	2,248		520,592

