

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
GUSINOV, ALEX & IRINA 51 TAFT AVE LEXINGTON MA 02421		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	300,600	300,600	
			6 Septic			RES LAND	1010	139,600	139,600	
SUPPLEMENTAL DATA						Total				440,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 30A #DL 2 GIS ID F_977180_2697537				Plan Ref. 118/123 Land Ct# #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)								
GUSINOV, ALEX & IRINA MIKUTOWICZ, JOHN F & GEORGE MATTHEWS, LILLIAN		24687 0034	07-16-2010	Q	I	215,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		8920 0002	12-15-1993	Q	I	100,000	U	2023	1010	261,800	2022	1010	225,500	2021	1010	182,700
		3007 0156	11-01-1979	U		0			1010	126,900		1010	94,000		1010	94,000
								Total		388,700	Total		319,500	Total		278,800

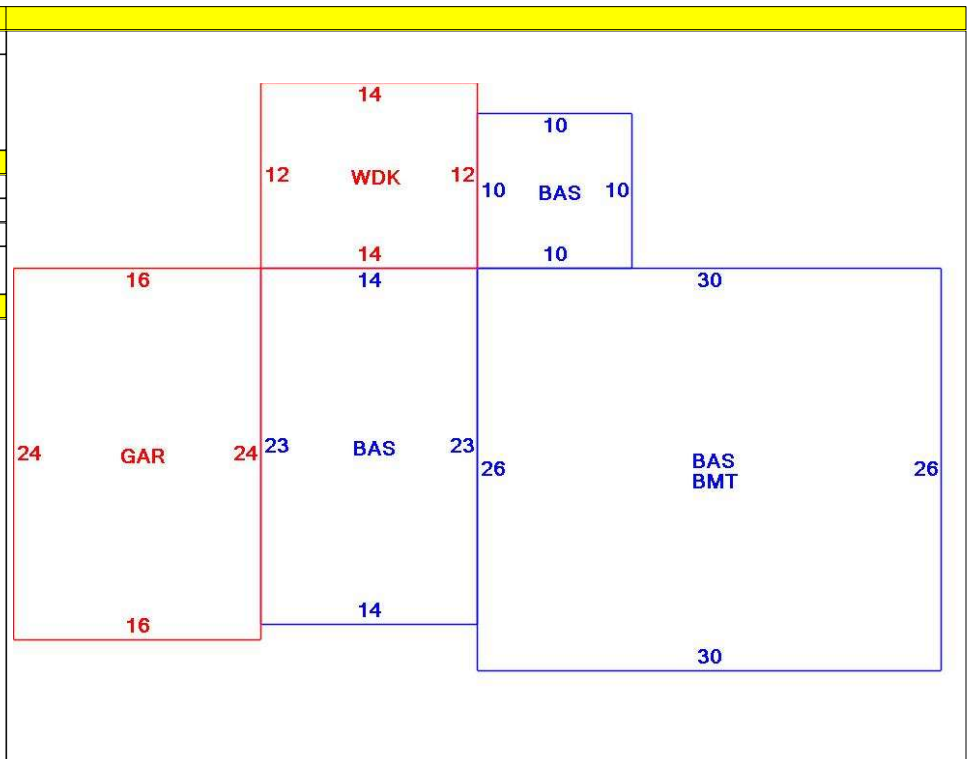
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int								
			Total	0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105			CENVIL					
NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)				266,700
				Appraised Xf (B) Value (Bldg)				31,800
				Appraised Ob (B) Value (Bldg)				2,100
				Appraised Land Value (Bldg)				139,600
				Special Land Value				0
				Total Appraised Parcel Value				440,200
				Valuation Method				C
				Total Appraised Parcel Value				440,200

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
18-2546	08-13-2018	835	Sid/Wind/Roof/	7,900		100		roof - childs, dennis		02-16-2022	BM	22		22	Change of Address
										05-19-2020	WD			FR	Field Review
										08-24-2016	SR	02		03	Cycl Insp Comp
										11-01-2013	SR	02		14	Cyclical Inspection
										04-08-2010	PT	02		14	Cyclical Inspection
										12-10-2001	PT	01		00	Meas/Listed-Interior Acces
										10-15-1991	ME	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	RB	3	0.170	AC	176,344.00	4.65505	1.0000	5	1.00	0105	1.000		1.0000	820,898.9
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			139,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
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	10	1 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		360,468			
Year Built		1961			
Effective Year Built		1986			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		26			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		74			
RCNLD		266,700			
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	1988		74		0.00	3,700
WDC	Wood Decking	L	168	20.00	1993		48		0.00	2,100
GAR	Attached Gara	B	384	40.00	1988		74		0.00	11,600
BMT	Basement-Unfi	B	780	26.01	1988		74		0.00	16,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,202	1,202	1,202	299.89	360,468
BMT	Basement Area	0	780	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,202	2,534	1,202		360,468

