

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
IVSHIN, VLADLEN A 34 BRIDLE RIDGE DRIVE N GRAFTON MA 01536				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
					4 Gas			RESIDNTL	1010	363,000	363,000	
					6 Septic			RES LAND	1010	147,800	147,800	
SUPPLEMENTAL DATA								Total		510,800	510,800	
Alt Prcl ID				Split Zonin		Plan Ref. 133/59						
N GRAFTON MA 01536				#DL 1 LOT 1		Land Ct#						
				#DL 2		Life Estate						
				GIS ID F_977944_2698643		PP STATU						
						Assoc Pid#						

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
IVSHIN, VLADLEN A				30636	0176	07-19-2017	U	I	390,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VIEIRA, MARCOS FERNANDO BRAGA T				30061	0091	11-03-2016	Q	I	215,000	00	2023	1010	321,700	2022	1010	262,000	2021	1010	221,900
SARMATETERA CONWAY, ESTEBAN				22173	0097	07-09-2007	U	I	256,346	1		1010	134,400		1010	99,500		1010	99,500
SIMON, FREDERICK L &				6540	0168	12-02-1988	Q	I	129,000	U								1010	2,300
CLOUGH, PATRICIA CONFIRM				6411	0037	08-25-1988	U		0										
				Total							456,100		Total		361,500		Total		323,700

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)	325,900		
												Appraised Xf (B) Value (Bldg)	23,700		
												Appraised Ob (B) Value (Bldg)	13,400		
												Appraised Land Value (Bldg)	147,800		
												Special Land Value	0		
												Total Appraised Parcel Value	510,800		
												Valuation Method	C		
												Total Appraised Parcel Value	510,800		

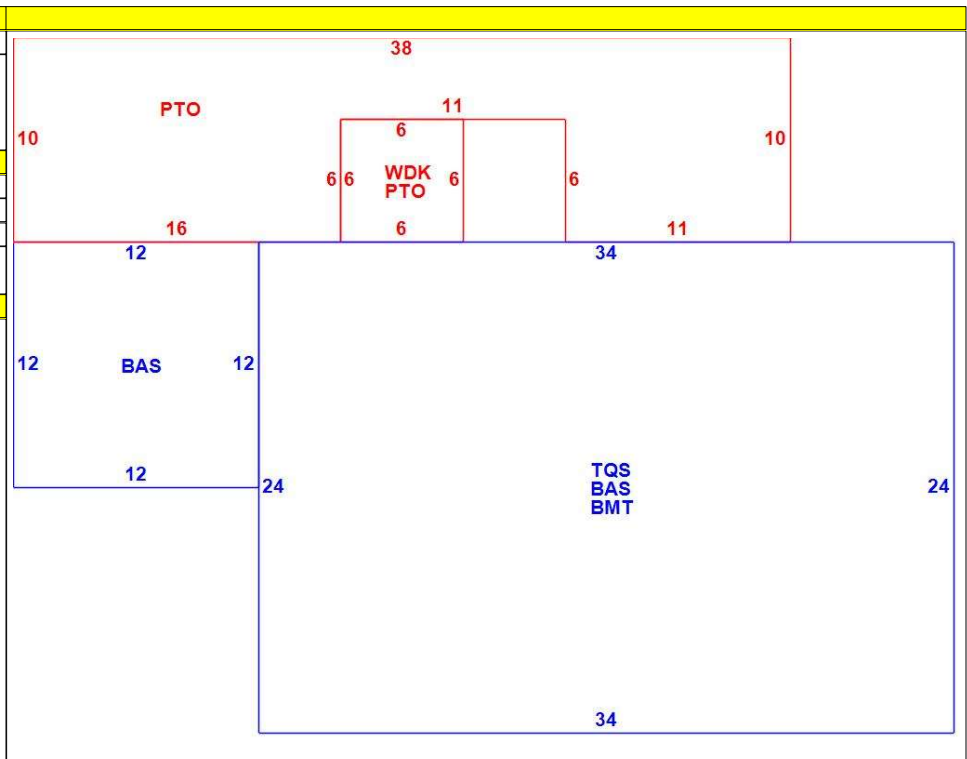
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
SHED-21-1	09-24-2021	863	Shed Registrati	0	06-30-2022	100	06-30-2022			09-28-2022	SR	02		02	Bldg Permit Completed
17-246	01-30-2017	834	Sheet Metal	0	06-30-2017	100	06-30-2017	Install Air Conditioning Coil &		10-21-2021	SR	02		03	Cycl Insp Comp
16-3374	11-15-2016	835	Sid/Wind/Roof/	25,000	06-30-2017	100	06-30-2017	Replacement doors (3) and (8)		05-07-2020	DM			FR	Field Review
15624	06-05-1996	OB	Out Building	3,600	06-01-1997	100	01-01-1997	Shed		01-19-2018	TR	02		03	Cycl Insp Comp
										01-31-2017	JR	03		20	Sale Review
										12-07-2016	AL	03		16	In Office Review
										03-27-2014	JR	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	RB	3	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0105	1.000		1.0000	615,916.6	147,800
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			147,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	397,413
Year Built	1970
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	325,900
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	1998		82		0.00	4,900
BMT	Basement-Unfi	B	816	26.01	1998		82		0.00	18,800
PAT2	Patio-Good	L	350	9.94	2021		100		0.00	3,500
WDC	Deck comp w	L	36	28.00	2021		100		0.00	3,300
FPIT	Fire Pit	L	1	3010.00	2021		100	C	1.00	3,000
SHED	Shed	L	200	18.00	2022		100		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	266.72	256,051
BMT	Basement Area	0	816	0	0.00	0
PTO	Patio	0	350	0	0.00	0
TQS	Three Quarter Story	530	816	530	173.24	141,362
WDK	Wood Deck	0	36	0	0.00	0
Ttl Gross Liv / Lease Area		1,490	2,978	1,490		397,413

