

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
SEVI, ZHULIETA & ARJAN 9 NIKISCH AVENUE ROSLINDALE MA 02131		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	405,400	405,400		
			6 Septic			RES LAND	1010	156,200	156,200		
SUPPLEMENTAL DATA						Total				561,600	561,600
Alt Prcl ID		Split Zonin		Plan Ref. 186/7							
BID Parcel				Land Ct#							
ResExpt Q				#SR							
#DL 1 PARCEL B				Life Estate							
#DL 2				PP STATU							
GIS ID F_976852_2702575				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
SEVI, ZHULIETA & ARJAN	35100	083	05-05-2022	Q	I	570,000	00									
HOECK, V, RYAN, D, MORRILL, R, RYAN,	28617	0302	01-07-2015	U	I	100	1A	2023	1010	366,600	2022	1010	311,100	2021	1010	258,500
RYAN, DAVID J, PR	27939	0244	01-16-2014	U	I	0	1		1010	142,000		1010	105,200		1010	105,200
RYAN, JOSEPH A	27412	0057	05-29-2013	U	I	1	1F								1010	10,000
RYAN, JOSEPH A & NATALIE TRS	10763	0184	05-23-1997	U	I	1	1A	Total		508,600	Total		416,300	Total		373,700

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				HYAN			
NOTES				Appraised Bldg. Value (Card) 343,600			
				Appraised Xf (B) Value (Bldg) 51,800			
				Appraised Ob (B) Value (Bldg) 10,000			
				Appraised Land Value (Bldg) 156,200			
				Special Land Value 0			
				Total Appraised Parcel Value 561,600			
				Valuation Method C			
				Total Appraised Parcel Value 561,600			

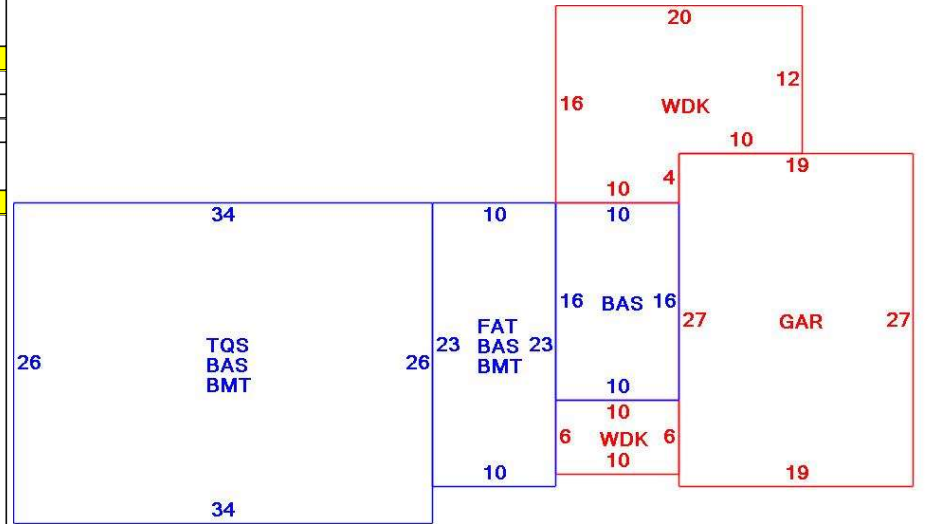
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-2914	09-05-2018	835	Sid/Wind/Roof/	3,500	06-30-2019	100	06-30-2019	Replacement Window (1)	06-01-2023	TR	02		20	Sale Review
									05-29-2020	LS			FR	Field Review
									01-10-2020	SR	01		03	Cycl Insp Comp
									07-07-2014	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	RD-	4	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	156,200
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			156,200	

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	14	Carpet			
Interior Floor 2	12	Hardwood			
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					
Usrflid 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
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	452,085
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	343,600
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	1990		76		0.00	4,600
BFA	Bsmt Fin-Avg	B	850	17.36	1990		76		0.00	11,200
WDC	Wood Decking	L	340	20.00	1994		50		0.00	3,300
GAR	Attached Gara	B	513	40.00	1990		76		0.00	14,300
BMT	Basement-Unfi	B	1,114	26.01	1990		76		0.00	21,700
SHED	Shed	L	144	18.00	2020		100		0.00	2,600
UTIL	UTIL BLDG- L	L	248	16.43	2020		100	C	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,274	1,274	1,274	239.96	305,709
BMT	Basement Area	0	1,114	0	0.00	0
FAT	Attic, Finished	35	230	35	36.52	8,399
GAR	Attached Garage	0	513	0	0.00	0
TQS	Three Quarter Story	575	884	575	156.08	137,977
WDK	Wood Deck	0	340	0	0.00	0
Ttl Gross Liv / Lease Area		1,884	4,355	1,884		452,085

