

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION				
ZAHIGIAN, DIRAN S & SMITH, JUDIT 42 AMBERWOOD DRIVE WINCHESTER MA 01890		3	Below Street	2	Public Water	1	Paved	1	Lake/Pond Fro		Description	Code	Assessed	Assessed
				4	Gas			1	Excel View		RESIDNTL	1010	426,400	426,400
				6	Septic						RES LAND	1010	1,004,500	1,004,500
SUPPLEMENTAL DATA						Total		1,430,900	1,430,900					
		Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		20239-C (SH 4)				
		BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU				
		#DL 1		LOT 133		#DL 2		Assoc Pid#						
		GIS ID		F_976587_2707702										

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	Year	Code	Assessed		
HIRSCH, ESTHER R ESTATE OF	#D67686	0	09-25-1996	U	I	0	1									
ZAHIGIAN, DIRAN S & SMITH, JUDITH E	C142114	0	09-25-1996	Q	I	250,000	U	2023	1010	333,300	2022	1010	320,100	2021	1010	271,700
HIRSCH, ESTHER R	#D24980	0	04-05-1979	U		0			1010	913,200		1010	494,300		1010	478,700
HIRSCH, HYMAN N & ESTHER R	C52031	0	07-29-1971	U	I	1	A								1010	7,300
		Total		1,246,500		Total		814,400		Total		757,700				

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			
0114			CENVIL		Appraised Bldg. Value (Card)	380,900	
					Appraised Xf (B) Value (Bldg)	39,100	
					Appraised Ob (B) Value (Bldg)	6,400	
					Appraised Land Value (Bldg)	1,004,500	
					Special Land Value	0	
					Total Appraised Parcel Value	1,430,900	
					Valuation Method	C	
					Total Appraised Parcel Value	1,430,900	

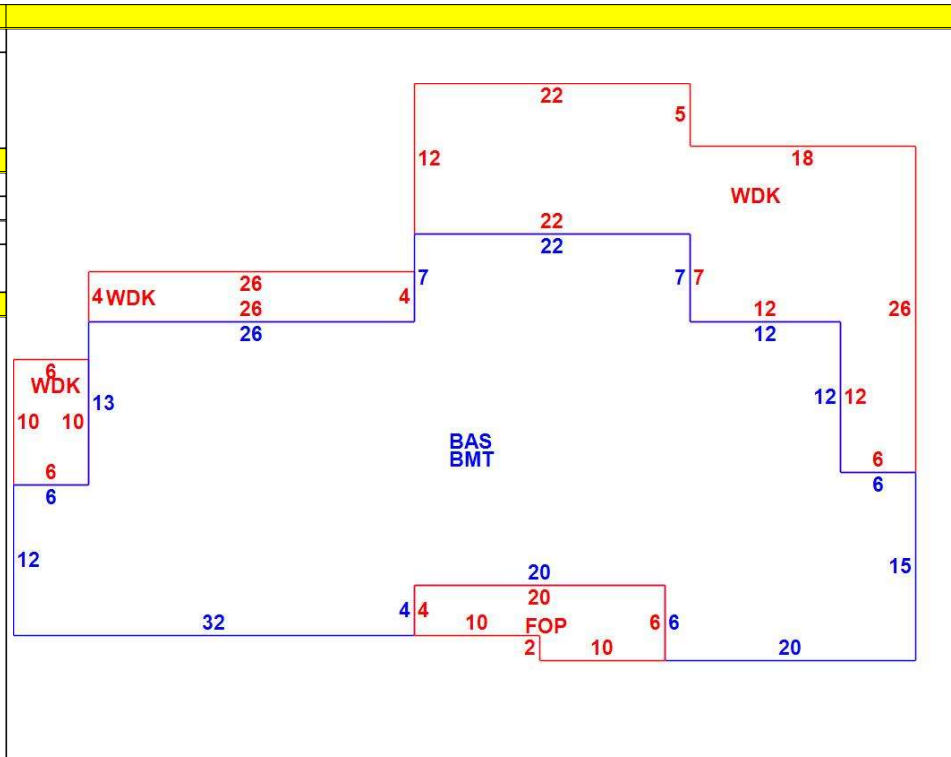
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									11-04-2021	SR	01		03	Cycl Insp Comp
									04-21-2020	WD			FR	Field Review
									10-25-2000	PT	01		00	Meas/Listed-Interior 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	RD-	3	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0114	6.500	WEQUAQUET LAKE		1.0000	2,391,683	1,004,500
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			1,004,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 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		494,705
Year Built		1968
Effective Year Built		1990
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		380,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	1992		77		0.00	3,900
WDC	Wood Deck w/	L	752	18.00	1995		52		0.00	6,400
BMT	Basement-Unfi	B	1,764	26.01	1992		77		0.00	31,000
FOP	Open Porch-ro	B	100	55.00	1992		77		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,764	1,764	1,764	280.45	494,705
BMT	Basement Area	0	1,764	0	0.00	0
FOP	Open Porch	0	100	0	0.00	0
WDK	Wood Deck	0	752	0	0.00	0
Ttl Gross Liv / Lease Area		1,764	4,380	1,764		494,705

