

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
MADAR, AVIV & SHEN, LIHUA  18 WHEELER LANE  NATICK MA 01760		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDENTL	1010	280,800	280,800	
			6 Septic			RES LAND	1010	149,300	149,300	
<b>SUPPLEMENTAL DATA</b>						Total				430,100
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q		Land Ct# 11328-B (SH 2)						
#DL 1 LOT 41		#DL 2		#SR						
GIS ID F_981329_2698914		Assoc Pid#		Life Estate						
				PP STATU						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MADAR, AVIV & SHEN, LIHUA	C228910	0	01-18-2022	Q	I	435,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KOUKERJINIAN, ROGER	1,449,814	0	04-30-2020	U	I	0	1F	2023	1010	242,200	2022	1010	199,900	2021	1010	147,700	
WEINTRAUB, LOUISE A & KOUKERJINIA	C204239	0	08-22-2014	U	I	1	1A		1010	135,700		1010	100,500		1010	100,500	
WEINTRAUB, LOUISE A	C181700	0	11-29-2006	Q	I	220,000	00									1010	15,700
FLYNN, SHAWN P	C161329	0	04-30-2001	Q	I	125,000	00	Total		377,900	Total		300,400	Total		263,900	

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 VALUE SUMMARY									
										Appraised Bldg. Value (Card)						242,800			
										Appraised Xf (B) Value (Bldg)						22,300			
										Appraised Ob (B) Value (Bldg)						15,700			
										Appraised Land Value (Bldg)						149,300			
										Special Land Value						0			
										Total Appraised Parcel Value						430,100			
										Valuation Method						C			
										Total Appraised Parcel Value						430,100			

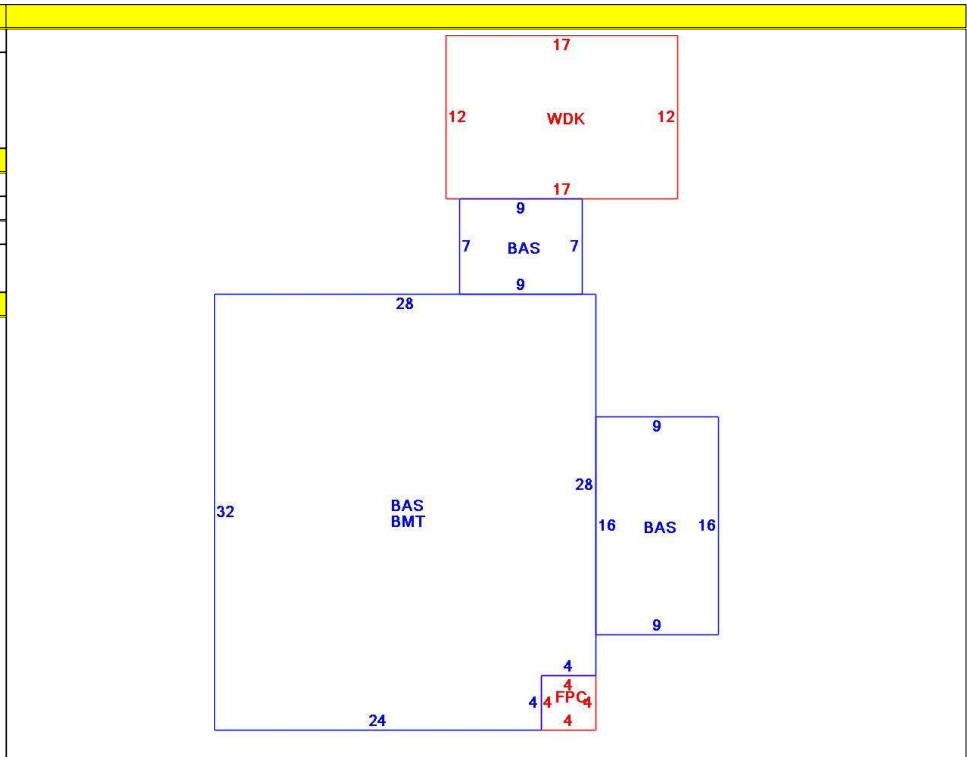
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
201404345	07-11-2014	IN	Insulation	4,900	06-30-2015	100	06-30-2015	IN - R-19 & R-45 & R-35 CELL		05-24-2023	TR	03		20	Sale Review				
201204013	07-21-2012	AD	Addition	30,000	04-30-2013	100	06-30-2013	ADD'N 9X15.5 TO MSTR BTH		09-26-2022	BM	03		16	In Office Review				
B32974	06-01-1989	AD	Addition	10,000	01-15-1990	100	06-30-1990	HY ADD'N		04-22-2020	WD			FR	Field Review				
										04-21-2015	JR	03		03	Cycl Insp Comp				
										01-07-2015	SR	02		14	Cyclical Inspection				
										05-21-2013	RB	03		02	Bldg Permit Completed				

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	4	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0105	1.000				1.0000		574,246.6	149,300
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value					149,300		

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	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 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	02	Conc. Block			
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		332,546
Year Built		1935
Effective Year Built		1984
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		73
RCNLD		242,800
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	1984		73		0.00	3,700
FGR2	Garage- Avg-	L	336	50.00	1985		66	00	1.00	11,100
FOPC	Open Prch-roo	B	16	55.00	1984		73		0.00	900
BMT	Basement-Unfi	B	880	26.01	1984		73		0.00	17,700
WDC	Wood Deck w/	L	204	18.00	2012		86		0.00	3,700
FOPG	Open Prch-rf-c	L	16	49.37	1985		66	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,087	1,087	1,087	305.93	332,546
BMT	Basement Area	0	880	0	0.00	0
FPC	Open Porch Conc. Floor	0	16	0	0.00	0
WDC	Wood Deck	0	204	0	0.00	0
Ttl Gross Liv / Lease Area		1,087	2,187	1,087		332,546

