

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NILLNI, EDUARDO A & MARINA H TR EDUARDO A NILLNI LIVING REVOCA 40 PINE GROVE AVENUE						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
						RESIDNTL	1020	410,400	410,400	
SHARON MA 02067						<b>SUPPLEMENTAL DATA</b>				<b>VISION</b>
Alt Prcl ID Split Zonin B;RC-1 BID Parcel ResExpt Q #DL 1 UNIT 70 #DL 2 BLDG 9 GIS ID F_979644_2709021				Plan Ref. 249/123,273/25 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		410,400	410,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NILLNI, EDUARDO A & MARINA H TRS		28817 0340	04-23-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NILLNI, EDUARDO A & MARINA		17602 0018	09-08-2003	Q	I	242,000	00	2023	1020	328,300	2022	1020	260,600	2021	1020	219,900
COWAN, KATHLEEN		15420 0120	07-31-2002	U	I	100,000	1								1020	3,500
FRENCH, MAURICE J & PRISCILLA J		10032 0263	01-15-1996	Q	I	66,900	00									
RICCI, ALFRED A SR & ROSE H		5533 0075	01-15-1987	U	I	52,000	1I									
Total								328,300	Total	260,600	Total	223,400				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total				0.00			

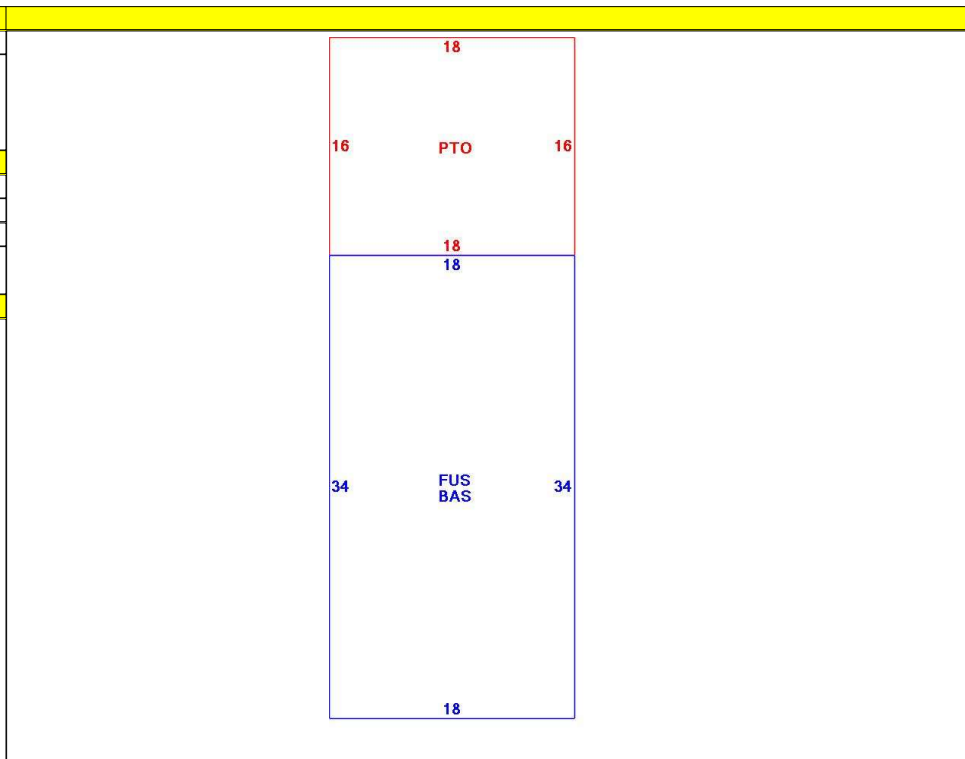
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			402,000
Appraised Xf (B) Value (Bldg)			4,900
Appraised Ob (B) Value (Bldg)			3,500
Appraised Land Value (Bldg)			0
Special Land Value			0
Total Appraised Parcel Value			410,400
Valuation Method			C
Total Appraised Parcel Value			410,400

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
13337	02-20-1996	RE	Remodel	2,100	08-05-1997	100	01-01-1997	Reline fi	04-28-2020	WD			FR	Field Review
									12-12-2018	SR	02		03	Cycl Insp Comp
									03-27-2009	TP	03		16	In Office Review
									02-10-2009	KLP	03		16	In Office Review
									03-02-2004	GB			03	Cycl Insp Comp
									01-16-2004	PT	02		01	Meas/Est
									08-05-1997	LK	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	SPLI	4		0 SF	0.00	1.00000	5	1.00	0001	1.000		0.0000	0	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Bedrm Func	C	Average			
Stories	2	2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1224				
Bath Split	11	1 Full-1 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104262	C 0460	Ownr	1.6	
CENTER VILLAGE		B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr	END	END UNIT	113		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		490,219			
Year Built		1972			
Effective Year Built		1996			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		18			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		82			
Cns Sect Rcnd		402,000			
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
PATC	Conc Pavers	L	288	15.46	1996		77		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	612	612	612	400.49	245,102	
FUS	Upper Story	612	612	612	400.49	245,102	
PTO	Patio	0	288	0	0.00	0	
Ttl Gross Liv / Lease Area		1,224	1,512	1,224		490,204	

