

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
DAVIES, BRIAN & SMITH, ANDREA  4263 NAVAJO AVENUE  TOLUCA LAKE CA 91602				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 378,700 1,330,100	Assessed 378,700 1,330,100
				4	Gas										
				6	Septic										
SUPPLEMENTAL DATA															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_983346_2693193						Plan Ref. 119/65 Land Ct# #SR Life Estate PP STATU Assoc Pid#						Total 1,708,800 1,708,800			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
DAVIES, BRIAN & SMITH, ANDREA				32426	0061	10-30-2019		Q	I			942,500		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PLUNKETT, G KENT TR				22494	0019	11-26-2007		Q	I			1,025,000		00	2023	1010	318,200	2022	1010	262,700	2021	1010	212,100
FREITAS, MARK E				20158	0002	08-15-2005		Q	I			1,150,000		00		1010	1,047,100		1010	784,900		1010	808,000
NUNES, DAVID H				11516	0335	06-22-1998		Q	I			304,000		00								1010	4,800
NORTH WALES ASSOCIATES LP				11076	0171	11-21-1997		U	I			250,000		1B	Total		1,365,300	Total		1,047,600	Total		1,024,900

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0117			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	373,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,800
Appraised Land Value (Bldg)	1,330,100
Special Land Value	0
Total Appraised Parcel Value	1,708,800
Valuation Method	C
Total Appraised Parcel Value	1,708,800

NOTES											

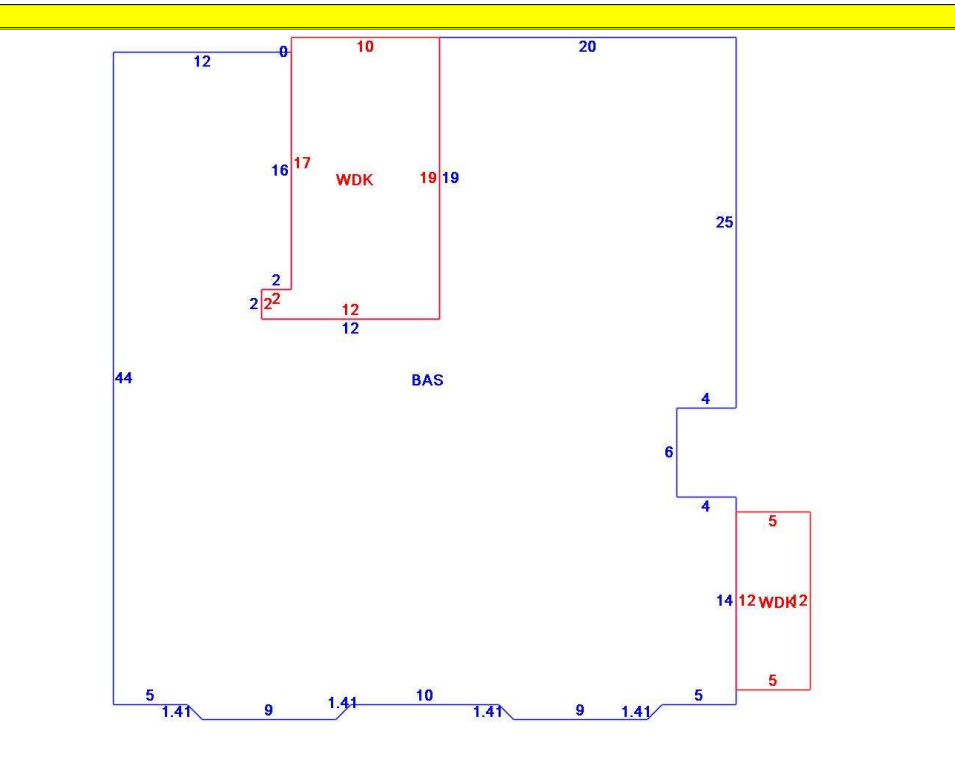
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
19-3631	10-29-2019	835	Sid/Wind/Roof/	1,500		100		Remove and replace exterior d		05-24-2020	WD			FR	Field Review
17-3432	10-04-2017	835	Sid/Wind/Roof/	3,451		100		replace windows uval .29		03-02-2020	SAF			20	Sale Review
30287	04-23-1998	AD	Addition	30,000	06-03-1999	100	12-31-1999	10 X 14		01-24-2020	CK	03		16	In Office Review
B34950	04-01-1992	AD	Addition	15,000	01-15-1993	100	12-31-1995	HP ADD'N		10-17-2017	SR	02		03	Cycl Insp Comp
B29332	05-01-1986	NR	New Roof	2,000	01-15-1987	100	12-31-1987	HP ROOF		10-04-2005	JS	02		07	Mea + Corrected Listing
										12-19-2000	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	RF-1	4	0.150	AC	176,344.00	5.18399	1.0000	5	1.00	0117	9.700		1.0000	8,867,422	1,330,100	
Total Card Land Units					0.15	AC	Parcel Total Land Area					0.15	Total Land Value					1,330,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 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	09	Blk/Pour Ftgs			
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	534,127
Year Built	1950
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	373,900
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
WDC	Wood Decking	L	254	20.00	1990		42		0.00	2,300
PAT2	Patio-Good	L	240	9.94	2019		100		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,680	1,680	1,680	317.93	534,127
WDK	Wood Deck	0	254	0	0.00	0
Ttl Gross Liv / Lease Area		1,680	1,934	1,680		534,127

