

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ZAKHAROV, ED & ZAKHAROVA, ELVI								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA		
473 WINCH STREET								RESIDNTL	1010	362,400	362,400			
FRAMINGHAM MA 01701								RES LAND	1010	171,300	171,300			
SUPPLEMENTAL DATA												<b>VISION</b>		
Alt Prcl ID						Plan Ref. 96/137		Total					533,700	533,700
Split Zonin						Land Ct#								
BID Parcel						#SR								
ResExpt Q						Life Estate								
#DL 1 LOT 39						PP STATU								
#DL 2						Assoc Pid#								
GIS ID F_984537_2696658														

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ZAKHAROV, ED & ZAKHAROVA, ELVIRA				34020	197	04-16-2021	Q	I	444,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RODRIGUEZ, ADRIAN A & MALAHOVA, O				29518	0271	03-18-2016	Q	I	283,000	00	2023	1010	308,300	2022	1010	266,000	2021	1010	209,100
FITZPATRICK, JOHN				29518	0269	03-18-2016	U	I	0	1A		1010	169,300		1010	120,400		1010	120,400
FITZPATRICK, JOHN & ELIZABETH				9042	0248	02-08-1994	Q	I	91,500	U								1010	4,900
POLY, DON G & TOCCI, ANTOINETTE M				9042	0245	02-08-1994	U	I	1	A									
Total											477,600	Total	386,400	Total	334,400				

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												
0106				HYAN												

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	340,200				
												Appraised Xf (B) Value (Bldg)	17,300				
												Appraised Ob (B) Value (Bldg)	4,900				
												Appraised Land Value (Bldg)	171,300				
												Special Land Value	0				
												Total Appraised Parcel Value	533,700				
												Valuation Method	C				
												Total Appraised Parcel Value	533,700				

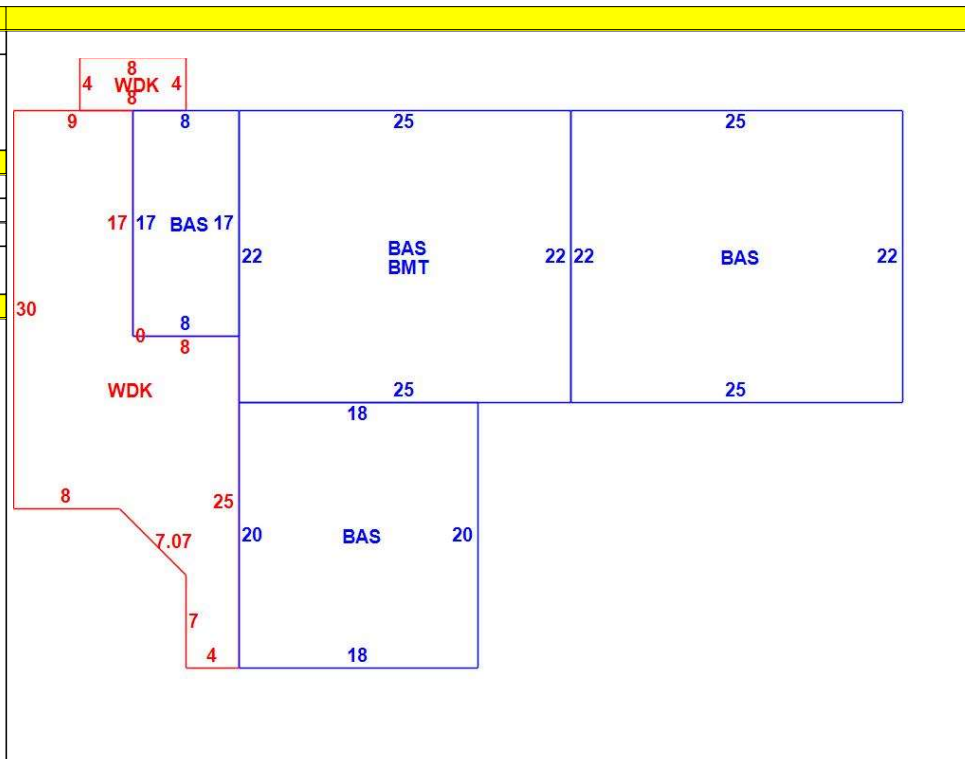
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-18	03-30-2022	839	Solar Panel-Re	22,000	09-28-2022	100	09-28-2022	COMPLETED 9/28/2022 PER	05-10-2023	JO	03		02	Bldg Permit Completed
16-2619	09-12-2016	822	Insulation	4,600	06-30-2017	100	06-30-2017	Install 10 Layer R35 Class I C	05-26-2020	WD			FR	Field Review
72753	10-30-2003	AD	Addition	8,000	06-14-2004	100	01-01-2003		10-06-2017	SR	02		03	Cycl Insp Comp
9301	07-01-1995	AD	Addition	23,000	01-15-1996	100	12-31-1996	HP ADD'N	03-09-2016	TR	03		16	In Office Review
									06-14-2003	MF	02		02	Bldg Permit Completed
									12-15-1988	ML	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	RB	4	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0106	1.150		1.0000	685,290.4	171,300	
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value					171,300

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	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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
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	08	Mixed			
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	453,567
Year Built	1962
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	340,200
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	1989		75		0.00	3,800
WDC	Wood Decking	L	434	20.00	1993		48		0.00	4,000
BMT	Basement-Unfi	B	550	26.01	1989		75		0.00	13,500
WDC	Wood Deck w/	L	32	18.00	1993		48		0.00	900
SOL1	Solar PV Pane	B	12	860.00	2022		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,596	1,596	1,596	284.19	453,567
BMT	Basement Area	0	550	0	0.00	0
WDK	Wood Deck	0	467	0	0.00	0
Ttl Gross Liv / Lease Area		1,596	2,613	1,596		453,567

