

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KHTIKIAN, MITCHELL L TR MITCHELL L KHTIKIAN REVOCABLE 1856 PHINNEY'S LANE BARNSTABLE MA 02630		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	334,600	334,600
			6 Septic			RES LAND	1010	169,500	169,500
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. DEED DESCRIPT					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1				#SR					
#DL 2				Life Estate					
GIS ID F_982732_2714923				PP STATU					
				Assoc Pid#					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KHTIKIAN, MITCHELL L TR	32937	0030	05-27-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
KHTIKIAN, CAROL L & MITCHELL L TRS	30278	0241	02-02-2017	U	I	1	1F	2023	1010	298,100	2022	1010	252,100			
KHTIKIAN, MITCHELL L & CAROL ANN	8687	0028	07-15-1993	U	I	100	A		1010	154,100	2021	1010	114,100			
LUCIER, ALBERT P & KHTIKIAN, CAROL	4277	0179	10-05-1984	U	V	0	A									
JAKUBOWSKI, CHRISTINE H	4277	0178	10-05-1984	U	V	0	A									
Total								452,200		Total		366,200		Total		333,600

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2022	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			BARNS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	288,700
Appraised Xf (B) Value (Bldg)	45,900
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	169,500
Special Land Value	0
Total Appraised Parcel Value	504,100
Valuation Method	C
Total Appraised Parcel Value	504,100

NOTES									

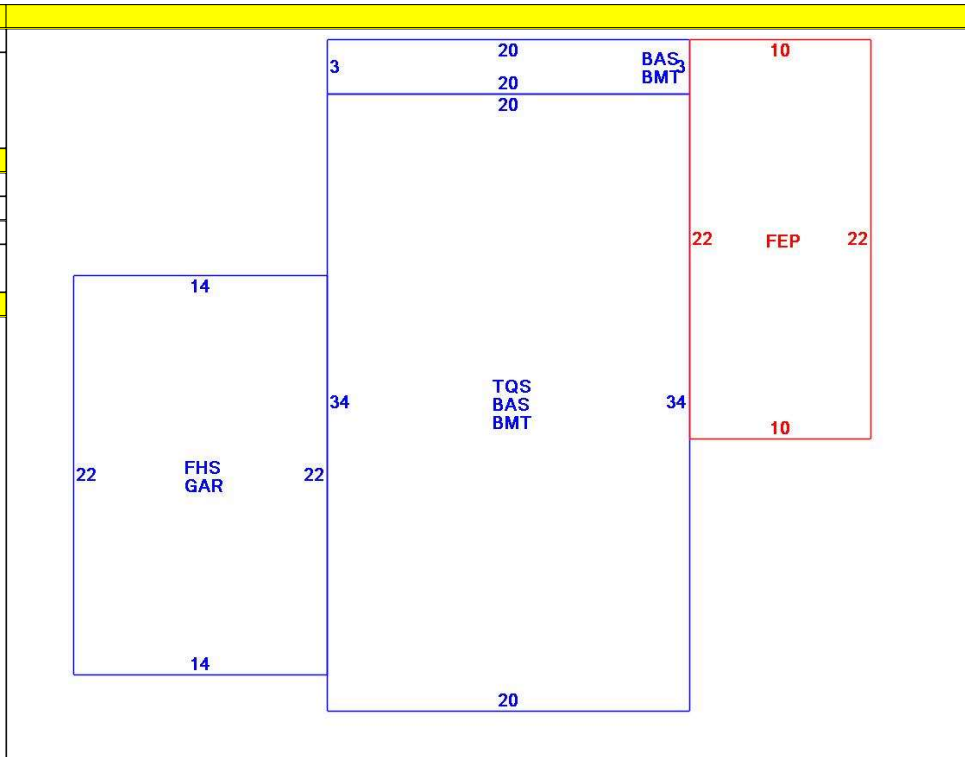
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									03-04-2022	AS	03		16	In Office Review
									07-31-2020	CK	22		22	Change of Address
									11-19-2019	CK	22		22	Change of Address
									02-27-2017	JR	03		03	Cycl Insp Comp
									02-14-2014	JR	03		16	In Office Review
									10-28-2000	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	RG	1	0.690	AC	176,344.00	1.39292	1.0000	5	1.00	0105	1.000		1.0000	245,629.5	169,500

Total Card Land Units 0.69 AC Parcel Total Land Area 0.69

Total Land Value 169,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		343,673			
Year Built		1985			
Effective Year Built		1998			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		16			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		84			
RCNLD		288,700			
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	2000		84		0.00	5,000
FEP	Enclosed porc	B	220	70.00	2000		84		0.00	11,200
GAR	Attached Gara	B	308	40.00	2000		84		0.00	11,400
BMT	Basement-Unfi	B	740	26.01	2000		84		0.00	18,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	740	740	740	257.24	190,358	
BMT	Basement Area	0	740	0	0.00	0	
FEP	Enclosed Porch	0	220	0	0.00	0	
FHS	Half Story	154	308	154	128.62	39,615	
GAR	Attached Garage	0	308	0	0.00	0	
TQS	Three Quarter Story	442	680	442	167.21	113,700	
Ttl Gross Liv / Lease Area		1,336	2,996	1,336		343,673	

