

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
MUSHINSKY, SOPHIE A  40 WOODMERE RD  FRAMINGHAM MA 01701		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1040	269,100	269,100		
			6 Septic			RES LAND	1040	144,300	144,300		
<b>SUPPLEMENTAL DATA</b>						Total				413,400	413,400
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 15 #DL 2 GIS ID F_986636_2696760				Plan Ref. 244/95 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MUSHINSKY, SOPHIE A		1516 0289	06-23-1971	U		0		Year	Code	Assessed	Year	Code	Assessed
								2023	1040	256,900	2022	1040	295,700
									1040	131,200		1040	97,200
								Total		388,100	Total		392,900
								Total			Total		349,500

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	Appraised Bldg. Value (Card)				245,300		
					Appraised Xf (B) Value (Bldg)				21,300		
					Appraised Ob (B) Value (Bldg)				2,500		
					Appraised Land Value (Bldg)				144,300		
					Special Land Value				0		
					Total Appraised Parcel Value				413,400		
					Valuation Method				C		
					Total Appraised Parcel Value				413,400		

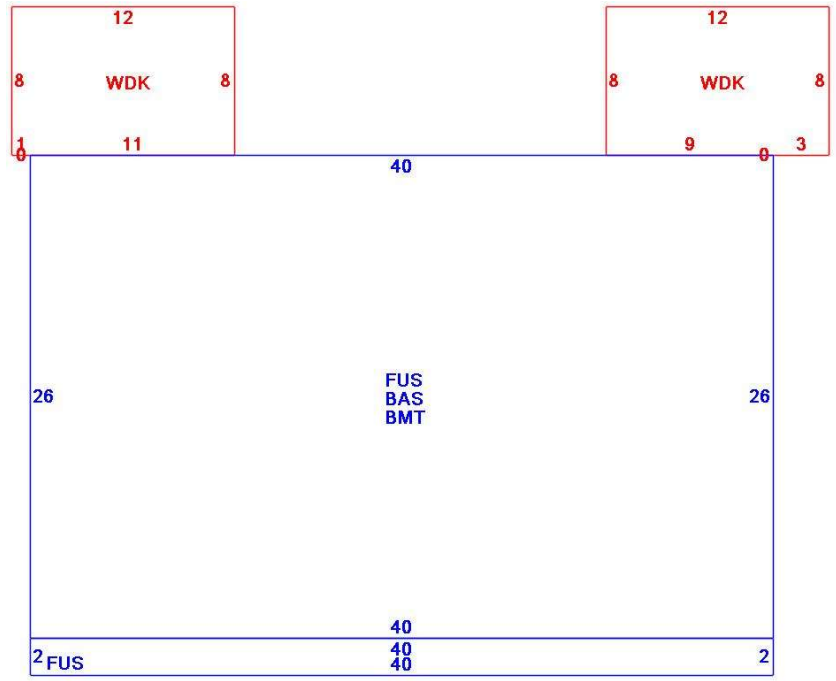
NOTES											VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
									05-07-2020	WD			FR	Field Review	
									03-07-2002	PT	01		00	Meas/Listed-Interior Acces	
									07-15-1988	ML	01		00	Meas/Listed-Interior 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	1040	Two Family	RB	4	0.210 AC	176,344.00	3.89789	1.0000	5	1.00	0105	1.000		1.0000	687,371.2	144,300	
Total Card Land Units					0.21 AC	Parcel Total Land Area					0.21	Total Land Value					144,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 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	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	314,496
Year Built	1971
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	245,300
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	192	20.00	1996		54		0.00	2,500
BMT	Basement-Unfi	B	1,040	26.01	1993		78		0.00	21,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	145.60	151,424
BMT	Basement Area	0	1,040	0	0.00	0
FUS	Upper Story	1,120	1,120	1,120	145.60	163,072
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		2,160	3,392	2,160		314,496

