

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ZAHARAN, EMAD		1 Level	1 All Public	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed
464 HIGGINS CROWELL ROAD						RESIDNTL	1010	268,300	268,300
WEST YARMOU MA 02673						RES LAND	1010	128,900	128,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_988198_2702738				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total			
								397,200	397,200

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
A PLUS REAL ESTATE LLC		35852 228	06-21-2023	U	I	1	1V	Year	Code	Assessed	Year	Code	Assessed
ZAHARAN, EMAD		31781 0319	01-15-2019	U	I	175,000	1L	2023	1010	232,100	2022	1010	196,700
WELLS FARGO BANK, NA, TR		30835 0156	10-18-2017	U	I	260,000	1L		1010	123,700		1010	91,600
DEROSA, TRACEY J		14196 0058	08-31-2001	Q	I	150,000	00					1010	12,300
MULLIN, JOHN R TR		10452 0327	10-25-1996	U	I	1	1A	Total		355,800	Total		288,300
								Total			Total		254,600

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
0104			HYAN

NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			224,000
Appraised Xf (B) Value (Bldg)			32,000
Appraised Ob (B) Value (Bldg)			12,300
Appraised Land Value (Bldg)			128,900
Special Land Value			0
Total Appraised Parcel Value			397,200
Valuation Method			C
Total Appraised Parcel Value			397,200

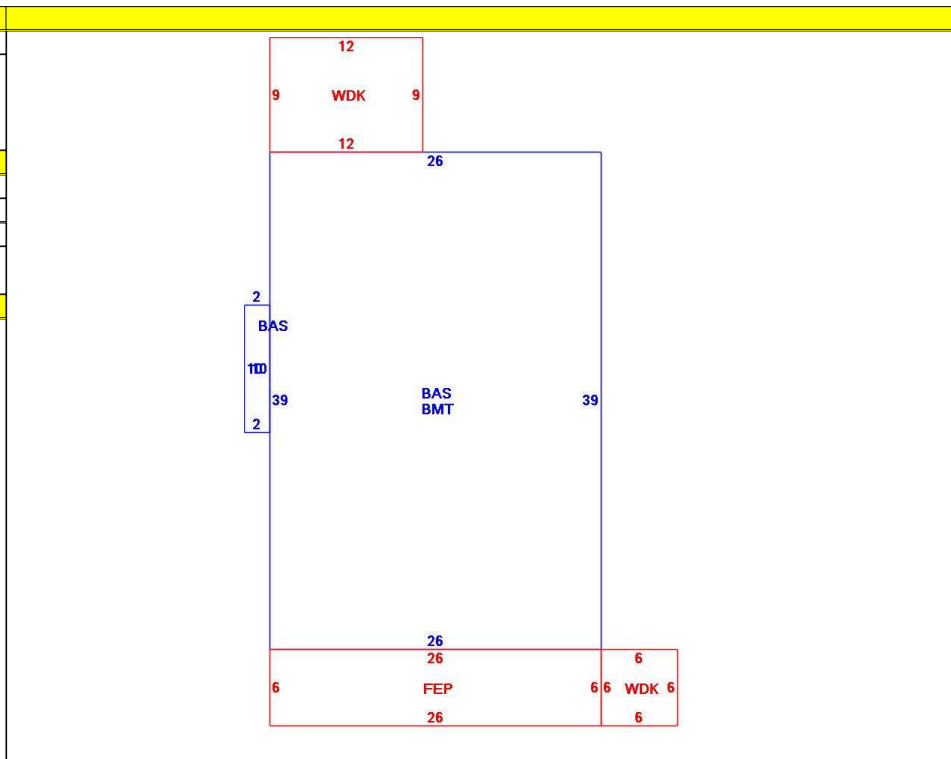
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-39	04-04-2023	810	Demolition	200		0		demo of smalll garage NO reb	05-06-2020	WD			FR	Field Review
19-2073	07-05-2019	880	Alt-Int work-Res	10,000	06-30-2020	100	06-30-2020	Basement Remodel, Finished	02-20-2020	CK	03		02	Bldg Permit Completed
19-924	03-22-2019	835	Sid/Wind/Roof/	15,000	06-30-2019	100	06-30-2019	SIDING, WINDOWS (17)	11-02-2017	SR	02		03	Cycl Insp Comp
									05-20-2003	PT	02		01	Meas/Est
									05-01-2002	PT	01		00	Meas/Listed-Interior Acces
									09-15-1987	ME	02		01	Meas/Est

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	DMS	4	0.200	AC	176,344.00	4.05999	1.0000	5	1.00	0104	0.900		1.0000	644,360.9	128,900
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value			128,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	311,131
Year Built	1927
Effective Year Built	1989
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	224,000
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
FGR2	Garage- Avg-	L	396	50.00	1975		56	00	1.00	11,100
WDC	Wood Decking	L	108	20.00	1986		34		0.00	1,200
FEP	Enclosed porc	B	144	70.00	1989		72		0.00	7,400
BMT	Basement-Unfi	B	1,014	26.01	1989		72		0.00	19,300
BRR	Bsmt Rec Rm-	B	914	8.05	1989		72		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,034	1,034	1,034	300.90	311,131
BMT	Basement Area	0	1,014	0	0.00	0
FEP	Enclosed Porch	0	156	0	0.00	0
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,034	2,348	1,034		311,131

