

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ADHIKARI, GUZIDE & MANAS 154 OLD SPRING STREET LEXINGTON MA 02421						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
						RESIDNTL	1020	663,800	663,800	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNIT 20 #DL 2 BLDG 3B GIS ID F_989966_2695756				Plan Ref. Land Ct# 18964-N-1 THRU #SR Life Estate PP STATU Assoc Pid#						
						Total	663,800	663,800		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ADHIKARI, GUZIDE & MANAS		C21-2 0	07-14-2023	Q	I	780,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WEBSTER, JOHN E & CYNTHIA A		C21-2 0	07-16-2003	Q	I	415,000	00	2023	1020	475,600	2022	1020	429,000	2021	1020	447,300
KOMENDA, ROBERT		C21-2 0	04-29-1999	Q	I	201,500	00								1020	5,700
CONNOLLY, PAUL M		C21-2 0	01-15-1992	U	I	10	A									
CONNOLLY, PAUL M &		C21-2 0	05-15-1982	Q	I	127,500	U									
								Total	475,600	Total	429,000	Total	453,000			

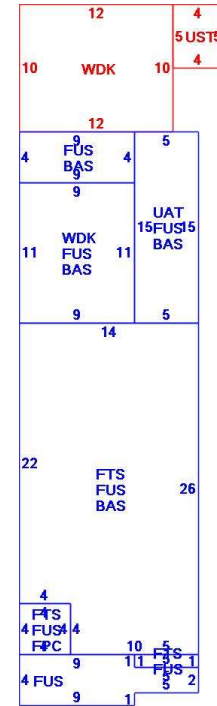
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			Total	0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0001				HYAN					
NOTES				Appraised Bldg. Value (Card)					654,500
				Appraised Xf (B) Value (Bldg)					3,600
				Appraised Ob (B) Value (Bldg)					5,700
				Appraised Land Value (Bldg)					0
				Special Land Value					0
				Total Appraised Parcel Value					663,800
				Valuation Method					C
				Total Appraised Parcel Value					663,800

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
										05-23-2023	TR	03		16	In Office Review
										05-11-2020	WD			FR	Field Review
										04-25-2019	SR	02		03	Cycl Insp Comp
										08-02-2012	TP	03		16	In Office Review
										10-12-2006	NF	02		03	Cycl Insp Comp

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	RB	4		0 SF	0.00	1.00000	5	1.00	0001	1.000		0.0000	0	0		
Total Card Land Units						0	SF	Parcel Total Land Area						0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Bedrm Func	B	Custom			
Stories	2.5	2 1/2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2	2 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1639				
Bath Split	21	2 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104266	C 0500	Owne	0.7	
	YACHTSMAN	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MVW	MVW	105		
COST / MARKET VALUATION					
Building Value New		779,217			
Year Built		1978			
Effective Year Built		1998			
Depreciation Code		A			
Remodel Rating					
Year Remodeled		16			
Depreciation %		0			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		84			
Cns Sect Rcnd		654,500			
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	Deck comp w	L	120	28.00	1997		56		0.00	3,000
UST	Utility Storage	B	20	17.11	2000		84		0.00	400
FPLG	Gas Fireplace	B	1	2500.00	2000		84		0.00	2,100
WDC	Deck comp w	L	99	28.00	1997		56		0.00	2,700
FOPC	Open Prch-roo	B	16	55.00	2000		84		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	558	558	558	499.49	278,713	
FPC	Open Porch Conc. Floor	0	16	0	0.00	0	
FTS	Finished Third Story	369	369	369	499.49	184,310	
FUS	Upper Story	625	625	625	499.49	312,179	
UAT	Attic, Unfinished	0	75	8	53.28	3,996	
UST	Utility Enclosure	0	20	0	0.00	0	
WDK	Wood Deck	0	219	0	0.00	0	
Ttl Gross Liv / Lease Area		1,552	1,882	1,560		779,198	

