

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HADAWAR, VICTOR & SAMIRA  90 WATERSHED WAY  MARSTONS MIL MA 02648		1 Level	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 527,800 173,600	Assessed 527,800 173,600
			4 Gas	1 Paved					
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 24 #DL 2 GIS ID F_950582_2702276				Plan Ref. 426/88 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		701,400	701,400

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HADAWAR, VICTOR & SAMIRA		10603	0323	02-07-1997	Q	I	140,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HADAWAR, FAYEZ		8193	0066	09-15-1992	U	I	115,000	L	2023	1010	468,900	2022	1010	380,500	2021	1010	323,000
CITY SAVS BNK OF PITTSFIELD		8074	0219	06-15-1992	U	I	169,000	L		1010	171,500		1010	122,000		1010	122,000
BROWN, CHARLES W		7276	0119	08-15-1990	U	V	750,000	N								1010	6,700
SMITH, JAMES K TR		7264	0166	08-15-1990	U	V	1	F	Total		640,400	Total		502,500	Total		451,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			MARSTM

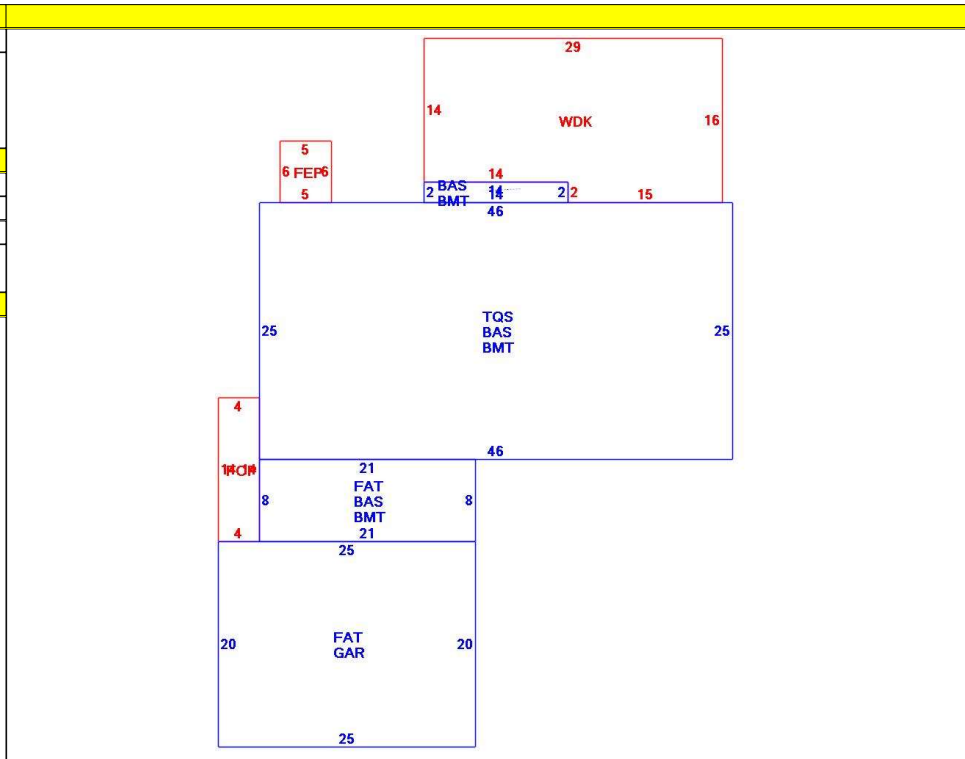
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	465,400
Appraised Xf (B) Value (Bldg)	55,700
Appraised Ob (B) Value (Bldg)	6,700
Appraised Land Value (Bldg)	173,600
Special Land Value	0
Total Appraised Parcel Value	701,400
Valuation Method	C
Total Appraised Parcel Value	701,400

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			
EXPR-22-7	05-19-2022	835	Sid/Wind/Roof/	5,177		100		Air sealing and cellulose insula	08-16-2023	YB	03		16	In Office Review			
62548	07-23-2002	AD	Addition	7,000	03-09-2005	100	01-01-2005		04-05-2022	CK	01		03	Cycl Insp Comp			
B34079	11-01-1990	DW	Dwelling	100,000	01-15-1993	100	12-31-1993	MM 11/2 S	05-18-2020	LS			FR	Field Review			
									04-28-2017	SR	02		14	Cyclical Inspection			
									09-21-2015	AL	03		16	In Office Review			

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	RF	3	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0106	1.150		1.0000	559,927.4	173,600
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			173,600	

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	25	Vinyl Siding			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		541,150			
Year Built		1990			
Effective Year Built		2001			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		14			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		86			
RCNLD		465,400			
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	2003		86		0.00	5,200
WDC	Wood Decking	L	436	20.00	2001		64		0.00	5,300
FOP	Open Porch-ro	B	56	55.00	2003		86		0.00	3,100
GAR	Attached Gara	B	500	40.00	2003		86		0.00	15,900
BMT	Basement-Unfi	B	1,346	26.01	2003		86		0.00	28,100
FEP	Enclosed porc	B	30	70.00	2003		86		0.00	3,400
SHED	Shed	L	120	18.00	2002		66		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,346	1,346	1,346	246.65	331,991
BMT	Basement Area	0	1,346	0	0.00	0
FAT	Attic, Finished	100	668	100	36.92	24,665
FEP	Enclosed Porch	0	30	0	0.00	0
FOP	Open Porch	0	56	0	0.00	0
GAR	Attached Garage	0	500	0	0.00	0
TQS	Three Quarter Story	748	1,150	748	160.43	184,494
WDK	Wood Deck	0	436	0	0.00	0
Ttl Gross Liv / Lease Area		2,194	5,532	2,194		541,150

