

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
KHOUBEHI, NILOUFAR & SALAMIPO  416 COMMONWEALTH AVENUE APT  BOSTON MA 02118		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
				6	Septic					RESIDNTL	1010	740,800	740,800	
<b>SUPPLEMENTAL DATA</b>										RES LAND	1010	1,131,300	1,131,300	
Alt Prcl ID		Split Zonin RC;RF-1				Plan Ref. 254/18								
BID Parcel						Land Ct#								
ResExpt Q						#SR								
#DL 1 LOT 1						Life Estate								
#DL 2						PP STATU A:Active								
GIS ID F_957085_2689981						Assoc Pid#								
										Total		1,872,100	1,872,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
KHOUBEHI, NILOUFAR & SALAMIPOUR,		34041	036	04-23-2021		U	I	1,675,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
ABRAHAM, NICHOLAS P ESTATE OF		34041	030	03-11-2020		U	I	0		1F		2023	1010	631,200	2022	1010	538,700	2021	1010	419,500	
ABRAHAM, NICHOLAS P		22411	0338	10-18-2007		U	I	1,200,000		1S			1010	1,028,700		1010	834,300		1010	893,800	
EMC MORTGAGE CORP		22357	0340	09-25-2007		U	I	1,080,000		1L									1010	14,600	
MURPHY, JERE D & PAULA S		11159	0270	01-09-1998		Q	I	475,000		00											
										Total		1,659,900	Total		1,373,000	Total		1,327,900			

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													

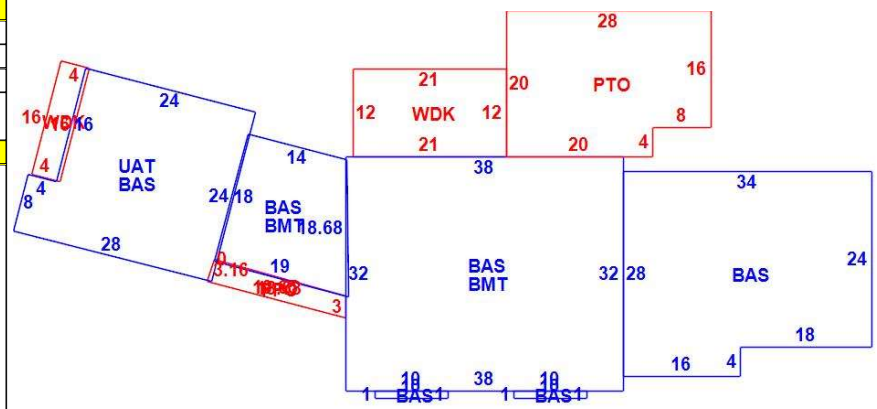
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	689,000
0115				OSTVIL				Appraised Xf (B) Value (Bldg)	37,200
								Appraised Ob (B) Value (Bldg)	14,600
								Appraised Land Value (Bldg)	1,131,300
								Special Land Value	0
								Total Appraised Parcel Value	1,872,100
								Valuation Method	C
								Total Appraised Parcel Value	1,872,100

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					
										BLDR-23-59	05-17-2023	804	Addn Alt-Res	15,000		100		Add bedroom to right side of h	06-05-2020	WD			FR	Field Review					
										EXPR-21-11	08-06-2021	835	Sid/Wind/Roof/	6,200		100		Weatherization	04-09-2018	KM	02		03	Cycl Insp Comp					
										66743	07-31-2003	RE	Remodel	180,000	07-12-2005	100	01-01-2005		04-09-2007	JG	03		52	New Construction					
										B19239	05-01-1977	DW	Dwelling	0	01-15-1978	100	12-31-1978	OS 1 STOR	03-17-2006	PT	01		00	Meas/Listed-Interior Acces					
																			07-12-2005	MF	02		02	Bldg Permit Completed					
																			12-16-2004	GB	01		00	Meas/Listed-Interior Acces					
																			03-18-2004	MF	02		13	CALL BACK					

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	SPLI	3	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0115	6.400			1.0000	1,128,601			
1	1010	Single Fam M-0	SPLI	3	0.030 AC	14,250.00	1.00000	1.0000	0	1.00	0115	6.400			1.0000	91,200			
					Total Card Land Units	1.03 AC	Parcel Total Land Area					1.03						Total Land Value	1,131,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
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	31	3 Full-1 Half			

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		850,635	
Year Built		1977	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		19	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		81	
RCNLD		689,000	
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
FPL1	Fireplace 1 sto	B	1	5000.00	1996		81		0.00	4,100
FPO	Ext FP Openin	B	1	2000.00	1996		81		0.00	1,600
WDC	Deck composit	L	316	24.00	1997		56		0.00	4,200
PAT2	Patio-Good	L	528	9.94	1997		78		0.00	4,000
FOPC	Open Prch-roo	B	58	55.00	1996		81		0.00	2,600
BMT	Basement-Unfi	B	1,513	26.01	1996		81		0.00	28,900
SHED	Shed	L	120	18.00	2017		96		0.00	2,100
SHED	Shed	L	80	18.00	2017		96		0.00	1,400
FPIT	Fire Pit	L	1	3010.00	2017		98	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,021	3,021	3,021	276.00	833,799
BMT	Basement Area	0	1,513	0	0.00	0
FPC	Open Porch Conc. Floor	0	58	0	0.00	0
PTO	Patio	0	528	0	0.00	0
UAT	Attic, Unfinished	0	608	61	27.69	16,836
WDK	Wood Deck	0	316	0	0.00	0
Ttl Gross Liv / Lease Area		3,021	6,044	3,082		850,635

