

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GHORBANI, ESMAIL & LESLIE A TRS GHORBANI NOMINEE TRUST 3 JUNIPER PL LEXINGTON MA 02173		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	356,700	356,700
			2 Public Water			RES LAND	1010	243,700	243,700
SUPPLEMENTAL DATA									
		Alt Prcl ID		Plan Ref. 56/106					
		Split Zonin		Land Ct# 9755-D					
		BID Parcel		#SR					
		ResExpt Q		Life Estate					
		#DL 1 LOTS E-14 & E-15		PP STATU					
		#DL 2							
		GIS ID F_960180_2694674		Assoc Pid#					
							Total	600,400	600,400

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GHORBANI, ESMAIL & LESLIE A TRS		C159418	0	10-18-2000	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GHORBANI, ESMAIL & LESLIE A		C148905	0	06-12-1998	Q	I	191,000	00	2023	1010	316,100	2022	1010	251,400	2021	1010	211,800
LESSARD, CARLA & SARAH B		C117003	0	03-15-1989	Q	I	178,000	U		1010	221,500		1010	152,400		1010	154,700
SCOTT, LAURIE J		C113892	0	04-15-1988	U	I	10,000	A								1010	4,700
SCOTT, WARREN W & LAURIE J		C88941	0	06-15-1982	U	I	10,000	A									
									Total		537,600	Total		403,800	Total		371,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			OSTVIL

NOTES														

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	321,300
Appraised Xf (B) Value (Bldg)	26,900
Appraised Ob (B) Value (Bldg)	8,500
Appraised Land Value (Bldg)	243,700
Special Land Value	0
Total Appraised Parcel Value	600,400
Valuation Method	C
Total Appraised Parcel Value	600,400

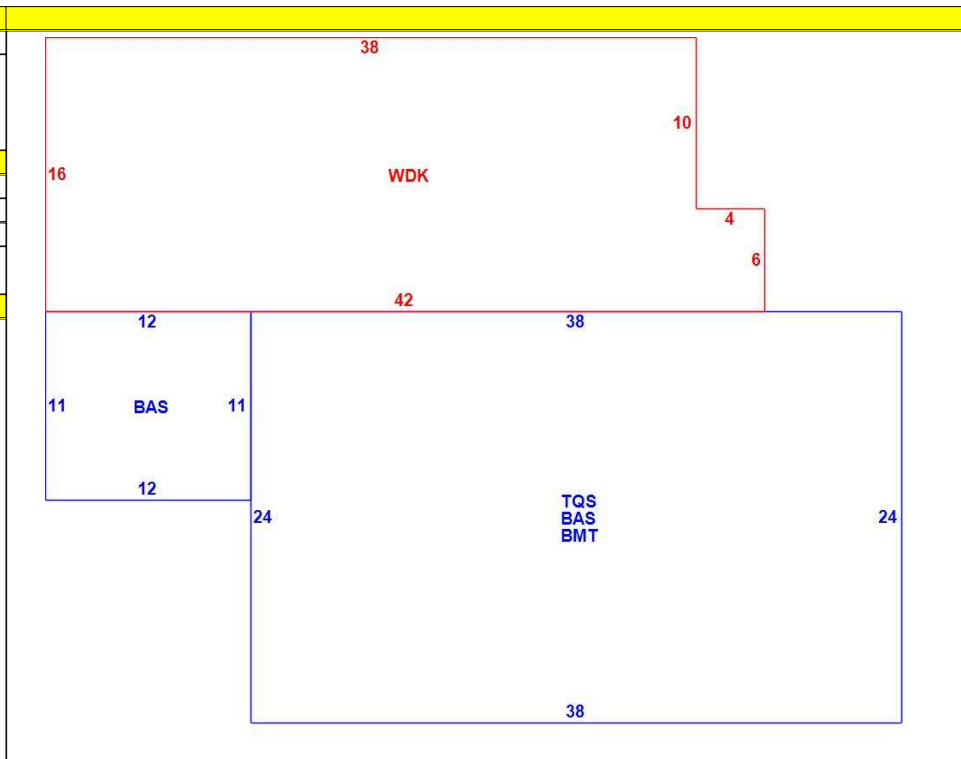
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-60	05-31-2022	804	Addn Alt-Res	100,000	05-22-2023	0		EXPIRED - Two car garag - di		05-22-2023	SR	02		03	Cycl Insp Comp
EXPR-21-1	12-17-2021	835	Sid/Wind/Roof/	3,500	06-30-2022	100	06-30-2022	ATTIC FLAT- 9" OPEN R		07-11-2022	SR	02		13	CALL BACK
										05-29-2020	WD			FR	Field Review
										08-15-2017	MS	02		14	Cyclical Inspection
										04-08-2014	JR	03		16	In Office Review
										11-21-2006	PT	02		14	Cyclical Inspection
										11-15-1999	PT	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	1010	Single Fam M-0	RC	3	0.860	AC	176,344.00	1.14768	1.0000	5	1.00	0107	1.400				1.0000	283,349.5	243,700	
					Total Card Land Units	0.86	AC	Parcel Total Land Area					0.86						Total Land Value	243,700

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					
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	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	428,419
Year Built	1962
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	321,300
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
BRR	Bsmt Rec Rm-	B	330	8.05	1989		75		0.00	2,000
FPL2	Fireplace 1.5 s	B	1	6000.00	1989		75		0.00	4,500
BGAR	Bsmt Garage	B	1	2326.00	1989		75		0.00	1,700
WDC	Deck composit	L	632	24.00	1997		56		0.00	7,800
BMT	Basement-Unfi	B	912	26.01	1989		75		0.00	18,700
SHED	Shed	L	72	18.00	1997		56		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,044	1,044	1,044	261.71	273,225
BMT	Basement Area	0	912	0	0.00	0
TQS	Three Quarter Story	593	912	593	170.17	155,194
WDC	Wood Deck	0	632	0	0.00	0
Ttl Gross Liv / Lease Area		1,637	3,500	1,637		428,419

