

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
RAMIN, BRUCE & TILA 584 QUINOBEQUIN ROAD WABAN MA 02468			1	Level	4	Gas	1	Paved	1	Marginal View	Description	Code	Assessed	Assessed		
					5	Well					RESIDNTL	1010	673,900	673,900		
					6	Septic					RES LAND	1010	1,362,400	1,362,400		
SUPPLEMENTAL DATA																
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 36A #DL 2 GIS ID F_959791_2728412				Plan Ref. 351/51 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#									
											Total		2,036,300	2,036,300		

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
RAMIN, BRUCE & TILA			33910	121	03-18-2021	U	I	1,065,000	1				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HENG, EILEEN L TR			12527	0207	09-09-1999	U	I	1	1A			2023	1010	600,500	2022	1010	531,000	2021	1010	435,800	
HENG, TERRENCE M S& EILEEN			10121	0235	03-15-1996	Q	I	350,000	U				1010	1,258,200		1010	730,400		1010	708,300	
FISCHER, STANLEY & RHODA			7874	0215	02-15-1992	Q	I	437,500	U										1010	25,500	
KENNEDY, EVERETT R &			7071	0154	02-15-1990	U	I	250	A												
													Total		1,858,700	Total		1,261,400	Total		1,169,600

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												
0114				WBARNS												

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	580,500				
												Appraised Xf (B) Value (Bldg)	67,900				
												Appraised Ob (B) Value (Bldg)	25,500				
												Appraised Land Value (Bldg)	1,362,400				
												Special Land Value	0				
												Total Appraised Parcel Value	2,036,300				
												Valuation Method	C				
												Total Appraised Parcel Value	2,036,300				

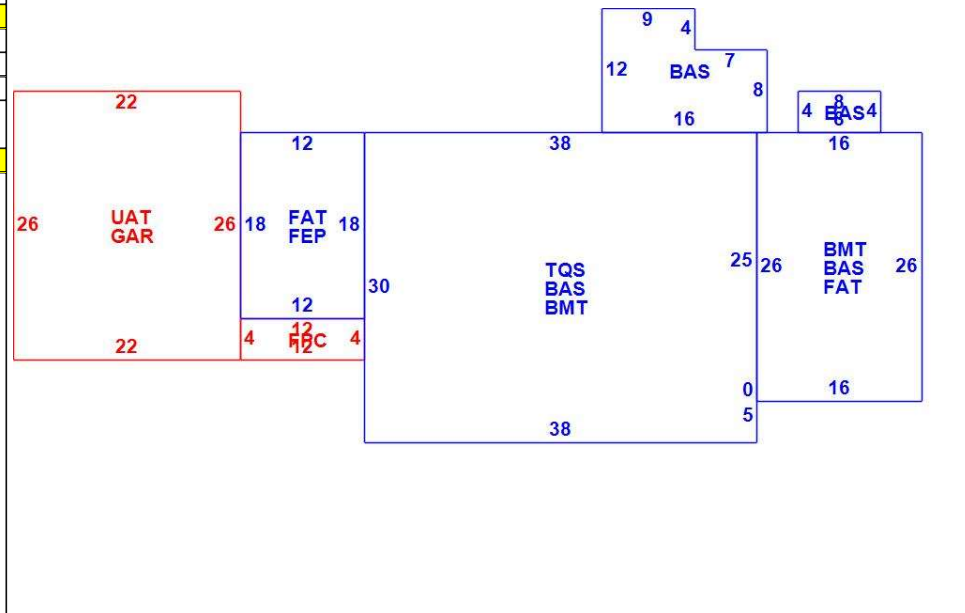
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
77230	06-11-2004	NR	New Roof	23,200	10-08-2004	100	01-01-2005			05-18-2020	DM			FR	Field Review
76856	05-24-2004	RA	Remodel-Additi	25,600	10-08-2004	100	01-01-2005			03-29-2016	SR	02		03	Cycl Insp Comp
B30784	05-01-1987	SP	Swimming Pool	15,000	01-15-1988	100	06-30-1988	WB SW.POO		02-19-2015	JR	03		03	Cycl Insp Comp
B28411	09-01-1985	DW	Dwelling	140,000	01-15-1987	100	06-30-1987	WB 11/2 S		05-25-2011	DR	22		22	Change of Address
										04-04-2008	NF	03		15	Abatement Review
										03-23-2007	PT	02		14	Cyclical Inspection
										10-08-2004	MF	02		02	Bldg Permit Completed

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	5	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0114	6.500		1.0000	1,146,236		
1	1010	Single Fam M-0	RF	5	2.000	AC	14,250.00	1.00000	1.0000	0	1.00	0114	6.500		1.0005	92,625		
1	1010	Single Fam M-0	RF	5	15.300	AC	2,375.00	1.00000	0.8500	0	1.00	WTLD	1.000	WETLAND	1.0000	2,018.75		
					Total Card Land Units	18.30	AC	Parcel Total Land Area					18.30				Total Land Value	1,362,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	691,094
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	580,500
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2005		84		0.00	5,000
FPO	Ext FP Openin	B	1	2000.00	2005		84		0.00	1,700
SPL3	Pool Gunite	L	680	75.00	1987		36	00	1.00	19,100
FOPC	Open Prch-roo	B	48	55.00	2005		84		0.00	2,400
FEP	Enclosed porc	B	216	70.00	2005		84		0.00	11,100
GAR	Attached Gara	B	572	40.00	2005		84		0.00	17,100
BMT	Basement-Unfi	B	1,556	26.01	2005		84		0.00	30,600
GEN	Emergency Ge	L	1	5550.00	2005		72	L	0.00	4,000
PAT2	Patio-Good	L	360	9.94	1987		68		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,752	1,752	1,752	261.28	457,768
BMT	Basement Area	0	1,556	0	0.00	0
FAT	Attic, Finished	95	632	95	39.28	24,822
FEP	Enclosed Porch	0	216	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
TQS	Three Quarter Story	741	1,140	741	169.83	193,611
UAT	Attic, Unfinished	0	572	57	26.04	14,893
Ttl Gross Liv / Lease Area		2,588	6,488	2,645		691,094

