

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
YUAN, QIAN & JIANG, WEIMENG 4 FALCON ROAD SHARON MA 02067		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	396,800	396,800		
			6 Septic			RES LAND	1010	152,900	152,900		
SUPPLEMENTAL DATA						Total				549,700	549,700
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 32225-B-SH-1							
#DL 1 LOT 22		#DL 2		#SR							
GIS ID F_961321_2701184		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
YUAN, QIAN & JIANG, WEIMENG TRS	C233407	0	07-12-2023	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
YUAN, QIAN & JIANG, WEIMENG	C187463	0	12-02-2008	Q	I	258,000	00	2023	1010	340,800	2022	1010	293,500
TATRO, DONALD E & LOUELLEN	C102277	0	06-15-1985	Q	I	110,000	U		1010	139,000	2021	1010	103,000
OBRIEN, SALLY T	C68390	0	09-06-1976	Q		40,900	U	Total		479,800	Total		396,500
								Total		343,300	Total		343,300

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							
0105				OSTVIL	Appraised Bldg. Value (Card)				352,200		
					Appraised Xf (B) Value (Bldg)				41,200		
					Appraised Ob (B) Value (Bldg)				3,400		
					Appraised Land Value (Bldg)				152,900		
					Special Land Value				0		
					Total Appraised Parcel Value				549,700		
					Valuation Method				C		
					Total Appraised Parcel Value				549,700		

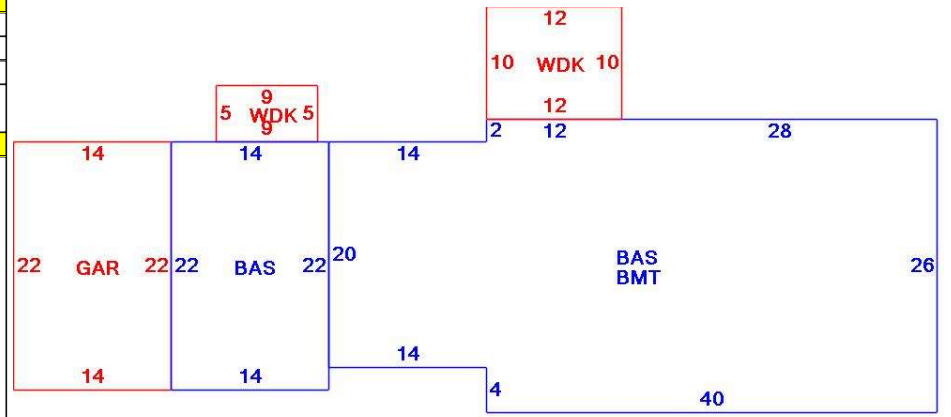
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
16-1005	04-21-2016	835	Sid/Wind/Roof/	6,500		100		Reroof (stripping old shingles)	04-30-2020	LS			FR	Field Review	
56274	10-04-2001	NR	New Roof	2,500	12-19-2001	100	01-01-2002		01-03-2017	KM	02		03	Cycl Insp Comp	
									04-01-2009	NF	02		20	Sale Review	
									01-16-2009	DR	03		16	In Office Review	
									09-05-2008	MA	22		22	Change of Address	
									07-06-2007	PT	02		14	Cyclical Inspection	
									12-19-2001	MF	04		44	Drive by inspection only	

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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0105	1.000		1.0000	413,244.5	152,900
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			152,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	434,871
Year Built	1976
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	352,200
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
WDC	Wood Decking	L	120	20.00	1997		56		0.00	2,100
GAR	Attached Gara	B	308	40.00	1996		81		0.00	11,000
BMT	Basement-Unfi	B	1,320	26.01	1996		81		0.00	26,100
WDC	Wood Deck w/	L	45	18.00	1997		56		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,628	1,628	1,628	267.12	434,871
BMT	Basement Area	0	1,320	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDC	Wood Deck	0	165	0	0.00	0
Ttl Gross Liv / Lease Area		1,628	3,421	1,628		434,871

