

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SAHAKYAN, ARTAK  180 EBENEZER ROAD  OSTERVILLE MA 02655		2	Above Street	2	Public Water	1	Paved	Description	Code	Assessed	Assessed
		4	Gas			RESIDNTL	1010	375,400	375,400		
		6	Septic			RES LAND	1010	154,500	154,500		
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 26 #DL 2 GIS ID F_961449_2702202					Plan Ref. Land Ct# 37432-C #SR Life Estate PP STATU Assoc Pid#		Total		529,900	529,900	

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SAHAKYAN, ARTAK		C212453	0	03-30-2017	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed		
HAKOBYAN, MERI		C203239	0	04-30-2014	U	I	220,000	1	2023	1010	326,800	2022	1010	286,300		
ANGLERO, CARMEN & CALLAN, WILSO		C192508	0	09-23-2010	U	I	1	1A		1010	140,500		1010	104,100		
ANGLERO, CARMEN		C172545	0	04-01-2004	Q	I	295,000	00					1010	15,000		
CARTAGENA, RAMON & RODRIGUEZ, A		C138185	0	09-15-1995	Q	I	89,000	U	Total		467,300	Total		390,400	Total	345,100

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	Batch
0105				OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	301,200
Appraised Xf (B) Value (Bldg)	58,500
Appraised Ob (B) Value (Bldg)	15,700
Appraised Land Value (Bldg)	154,500
Special Land Value	0
Total Appraised Parcel Value	529,900
Valuation Method	C
Total Appraised Parcel Value	529,900

NOTES									

**LAND LINE VALUATION SECTION**

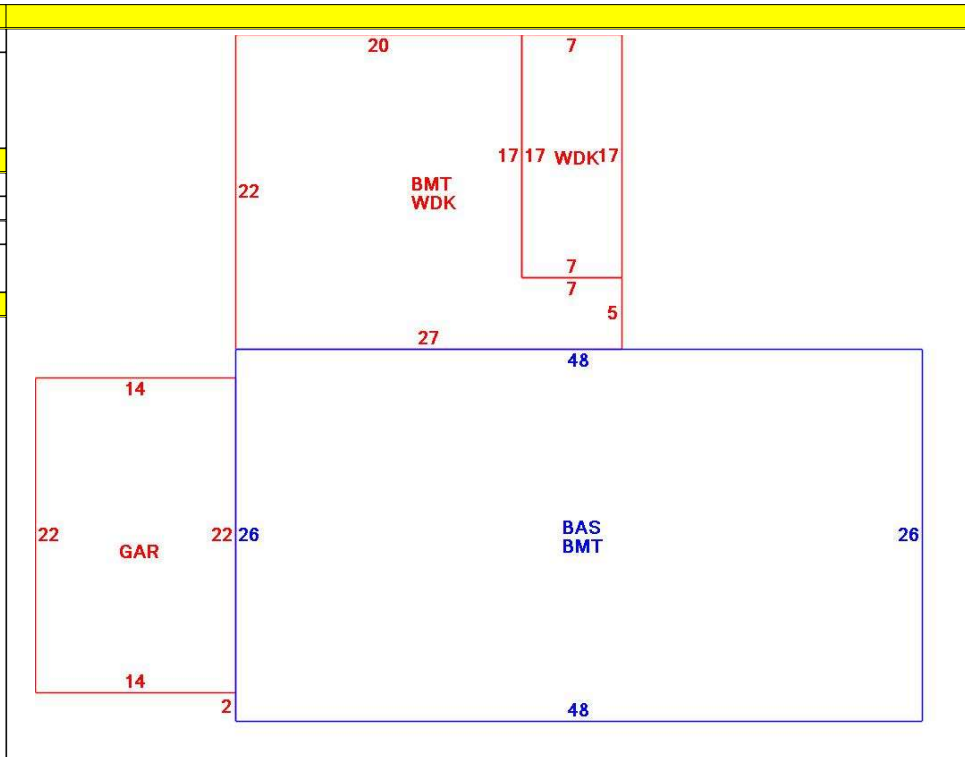
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201505328	11-19-2015	WD	Wood Deck	15,000	02-17-2017	100	06-30-2017	CONSTRUCT A 22X27 DECK	01-11-2023	DB	02		03	Cycl Insp Comp
201404814	07-29-2014	WD	Wood Deck	20,000	02-17-2017	100	06-30-2017	WD REBLD DECK-RELOCAT	04-30-2020	LS			FR	Field Review
201404253	06-30-2014	NR	New Roof	20,000	06-30-2014	100	06-30-2014	NR RESIDE-REPLC 13WIND	03-30-2017	JR	02		02	Bldg Permit Completed
83436	04-15-2005	DE	Demolish		04-25-2006	100	01-01-2006	ILLEGAL KITCHEN	06-25-2015	RB	01		13	CALL BACK

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	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0105	1.000		1.0000	367,959.3	154,500
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			154,500	

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	11	Clapboard			
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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
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	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	371,792
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	301,200
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
GAR	Attached Gara	B	308	40.00	1996		81		0.00	11,000
BMT	Basement-Unfi	B	1,723	26.01	1996		81		0.00	32,000
BFA1	Bsmt Fin-Goo	B	700	32.56	1996		50		0.00	11,400
WDC	Deck composit	L	594	24.00	2015		92		0.00	12,100
FPIT	Fire Pit	L	1	3010.00	2015		96	C	1.00	2,900
SHED	Shed	L	40	18.00	2015		92		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,248	1,248	1,248	297.91	371,792
BMT	Basement Area	0	1,723	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	594	0	0.00	0
Ttl Gross Liv / Lease Area		1,248	3,873	1,248		371,792

