

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TCHOURILKOV, ILIAN & TCHOURILK  44 NIGHTINGALE AVENUE  QUINCY MA 02160		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	298,200	298,200
			6 Septic			RES LAND	1010	151,900	151,900
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 45 #DL 2 GIS ID F_962043_2700795			Plan Ref. Land Ct# 34625-F #SR Life Estate PP STATU Assoc Pid#						
						Total		450,100	450,100

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TCHOURILKOV, ILIAN & TCHOURILKOVA	C212370	0	03-22-2017	Q	I	255,000	00	Year	Code	Assessed	Year	Code	Assessed
BEAUMONT, JEFFREY C	D131732	0	08-27-2013	U	I	0	1A	2023	1010	254,800	2022	1010	218,200
BEAUMONT, JEFFREY C & TIFFANIE J	C169330	0	05-30-2003	U	I	195,000	2		1010	138,100		1010	102,300
FEENSTRA, JOEL E & LORIA	C149556	0	07-31-1998	Q	I	107,500	00					1010	2,300
LANDI, JOSEPH C	C116152	0	11-30-1988	U	I	1	B	Total		392,900	Total		320,500
								Total		279,200	Total		279,200

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
0105			OSTVIL

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	272,800
Appraised Xf (B) Value (Bldg)	23,100
Appraised Ob (B) Value (Bldg)	2,300
Appraised Land Value (Bldg)	151,900
Special Land Value	0
Total Appraised Parcel Value	450,100
Valuation Method	C
Total Appraised Parcel Value	450,100

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
19-3773	11-08-2019	822	Insulation	3,008		100		Insulate attic, bulkhead door a	05-01-2020	LS			FR	Field Review
									02-23-2018	KM	02		03	Cycl Insp Comp
									07-02-2007	PT	02		14	Cyclical Inspection
									11-18-2003	PT	01		00	Meas/Listed-Interior Acces
									12-02-1999	PT	01		00	Meas/Listed-Interior Acces
									02-15-1985	FR				

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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			151,900

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	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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	324,783
Year Built	1984
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	272,800
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
WDC	Wood Decking	L	120	20.00	1999		60		0.00	2,300
BMT	Basement-Unfi	B	1,056	26.01	2000		84		0.00	23,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	307.56	324,783
BMT	Basement Area	0	1,056	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,056	2,232	1,056		324,783

