

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION			
ABDOU, NABIL R & CLAIRE A TRS ABDOU FAMILY NOMINEE TRUST 1550 WORCESTER ROAD #609 FRAMINGHAM MA 01702				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND		Code 1010 1010		Assessed 351,700 239,300		Assessed 351,700 239,300					
						4	Gas																
						6	Septic			3													
				SUPPLEMENTAL DATA																			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_976098_2695373								Plan Ref. 139/117 Land Ct# 23802-B #SR Life Estate PP STATU Assoc Pid#				Total		591,000		591,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
ABDOU, NABIL R & CLAIRE A TRS ABDOU, NABIL R & CLAIRE A MINEIKA, STASYS & HELEN				C166071	0	07-30-2002	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				C106525	0	05-22-1986	Q	I	148,500		00	2025	1010	351,700	2024	1010	361,200	2023	1010	308,700			
				C58056	0	03-23-1973	U		0				1010	239,300		1010	239,300		1010	236,700			
				Total								Total		591,000	Total		600,500	Total		545,400			
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																							
Nbhd		Nbhd Name			B		Tracing			Batch													
0107										CENVIL													
NOTES																							
												APPRAISED VALUE SUMMARY											
												Appraised Bldg. Value (Card)								305,700			
												Appraised Xf (B) Value (Bldg)								40,900			
												Appraised Ob (B) Value (Bldg)								5,100			
												Appraised Land Value (Bldg)								239,300			
Special Land Value								0															
Total Appraised Parcel Value								591,000															
Valuation Method								C															
Total Appraised Parcel Value								591,000															
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						
												07-15-2020	CK	22		22	Change of Address						
												05-18-2020	WD			FR	Field Review						
												10-25-2017	SR	02		03	Cycl Insp Comp						
												11-23-2009	PT	04		44	Drive by inspection only						
												04-14-2008	JR	03		17	ATB Review						
												03-31-2008	PT	02		14	Cyclical Inspection						
												06-22-2007	TP	03		15	Abatement Review						
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	RB	3	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0108	1.700					1.0000	1,329,439	239,300			
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value					239,300					

Property Location 80 JACKSON AVENUE
Vision ID 15715 Account # 136310

Map ID 226/ 127/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/20/2024 6:51:18 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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	2000		83		0.00	4,200
BFA	Bsmt Fin-Avg	B	800	17.36	2000		83		0.00	11,500
WDC	Wood Decking	L	283	20.00	1996		54		0.00	3,100
BMT	Basement-Unfi	B	1,226	26.01	2000		83		0.00	25,200
FCP	Carport - flat r	L	168	15.25	1996		77		0.00	2,000
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BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,262	1,262	1,262	291.89	368,365
BMT	Basement Area	0	1,226	0	0.00	0
FCP	Carport	0	168	0	0.00	0
WDK	Wood Deck	0	283	0	0.00	0
Ttl Gross Liv / Lease Area		1,262	2,939	1,262		368,365

