

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION	
BOUTROS, FAYEK B & ANGELE M 276 BELKNAP RD FRAMINGHAM MA 01701				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND		Code 1010 1010		Assessed 550,800 251,300		Assessed 550,800 251,300			
						4	Gas			3											
				SUPPLEMENTAL DATA																	
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 24 #DL 2 GIS ID F_975977_2695340				Plan Ref. Land Ct# 8993-E #SR Life Estate FAYEK B & ANGE PP STATU Assoc Pid#													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOUTROS, FAYEK B & ANGELE M BOUTROS, FAYEK B & ANGELE M COLEMAN, JAMES F & MARY F				C184096	0	09-12-2007	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				C91254	0	03-15-1983	Q	V	25,000		U	2025	1010	550,800	2024	1010	545,700	2023	1010	476,100	
				C87754	0	01-15-1982	Q	V	20,000		U		1010	251,300		1010	251,300		1010	248,600	
				Total								Total	802,100	Total		797,000		Total		724,700	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 479,600 Appraised Xf (B) Value (Bldg) 66,800 Appraised Ob (B) Value (Bldg) 4,400 Appraised Land Value (Bldg) 251,300 Special Land Value 0 Total Appraised Parcel Value 802,100 Valuation Method C Total Appraised Parcel Value 802,100						
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0107								CENVIL													
NOTES																					
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				
B34165	02-01-1991	WD	Wood Deck	3,000	01-15-1992	100		CE DECK				05-18-2020	WD			FR	Field Review				
B33924	08-01-1990	AD	Addition	15,000	03-15-1991	100		CE ALTER.				10-23-2017	SR	02		03	Cycl Insp Comp				
B28659	11-02-1985	AD	Addition	4,500	09-15-1986	100		CE ENC.DK				06-06-2016	JR	03		16	In Office Review				
B28659A	11-01-1985	AD	Addition	4,500		100		CE ENC.DK				11-23-2009	PT	02		14	Cyclical Inspection				
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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0108	1.700				1.0000	1,047,042	251,300		
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value					251,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	584,893
Year Built	1983
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	479,600
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	1999		82		0.00	4,100
BFA	Bsmt Fin-Avg	B	960	17.36	1999		82		0.00	13,700
WDC	Wood Decking	L	320	20.00	2004		70		0.00	4,400
FOP	Open Porch-ro	B	196	55.00	1999		82		0.00	7,200
GAR	Attached Gara	B	308	40.00	1999		82		0.00	11,100
BMT	Basement-Unfi	B	1,452	26.01	1999		82		0.00	28,400
FOPC	Open Prch-roo	B	48	55.00	1999		82		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,884	1,884	1,884	310.45	584,893
BMT	Basement Area	0	1,452	0	0.00	0
FOP	Open Porch	0	196	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	320	0	0.00	0
Ttl Gross Liv / Lease Area		1,884	4,208	1,884		584,893

