

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
LOUSARARIAN, RICHARD L & ANDR ANDREA L LOUSARARIAN REV TRU 73 BIRCH LANE  NORTH FALMO MA 02556	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1010	299,700		299,700
			6	Septic		4	RES LAND	1010	168,700	168,700	
<b>SUPPLEMENTAL DATA</b>						Total		468,400	468,400		
Alt Prcl ID		Split Zonin		Plan Ref. 165/41							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 85				#SR							
#DL 2				Life Estate							
GIS ID F_978295_2699269				PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LOUSARARIAN, RICHARD L & ANDREA L LANGEVIN, PETER & CINDY SMITH, IRENE P	24878	0164	10-01-2010	U	I	210,000	11	Year	Code	Assessed	Year	Code	Assessed
	18746	0034	06-22-2004	Q	I	292,500	00	2025	1010	299,700	2024	1010	296,900
	2705	0234	05-12-1978	U		0			1010	168,700		1010	168,700
Total								468,400		Total		465,600	
								Total		Total		421,300	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 269,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 27,300				

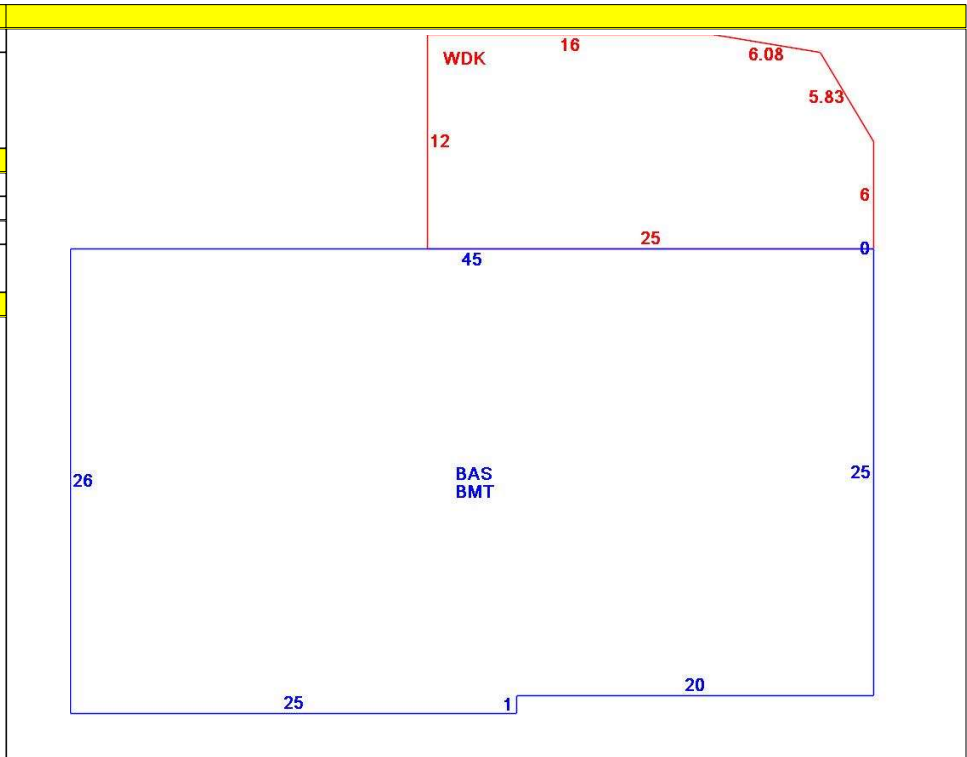
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			Batch HYAN

NOTES											
<p>Appraised Land Value (Bldg) 168,700</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 468,400</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 468,400</p>											

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
EXPR-24-2	03-01-2024	835	Sid/Wind/Roof/	7,719		100		Install R-49 cellulose to attic s	06-03-2020	DM			FR	Field Review
EXPR-23-1	12-21-2023	835	Sid/Wind/Roof/	9,000		100		Vinyl triple glazed replacement	02-11-2015	SR	02		14	Cyclical Inspection
EXPR-23-5	04-26-2023	835	Sid/Wind/Roof/	15,000		100		strip existing roof, install new	04-30-2010	PT	02		14	Cyclical Inspection
									09-27-2004	PT	02		01	Meas/Est
									11-27-2001	PT	01		00	Meas/Listed-Interior Acces

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	4	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0106	1.150		1.0000	733,308.8	168,700
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			168,700

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					
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	02	Oil			
Heat Type	05	Hot Water			
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			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		336,421			
Year Built		1977			
Effective Year Built		1998			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		20			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		80			
RCNLD		269,100			
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		80		0.00	4,000
WDC	Wood Decking	L	286	20.00	1997		56		0.00	3,300
BMT	Basement-Unfi	B	1,150	26.01	1996		80		0.00	23,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,150	1,150	1,150	292.54	336,421
BMT	Basement Area	0	1,150	0	0.00	0
WDK	Wood Deck	0	287	0	0.00	0
Ttl Gross Liv / Lease Area		1,150	2,587	1,150		336,421

