

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
NAOUM, KHALIL & CELINE 101 WOODLAND AVENUE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	334,000	334,000		
			6 Septic		4	RES LAND	1010	135,800	135,800		
SUPPLEMENTAL DATA						Total				469,800	469,800
		Alt Prcl ID	Split Zonin	Plan Ref.	393/72						
		BID Parcel	ResExpt Q	Land Ct#							
		#DL 1 LOT 2	#DL 2	Life Estate	PP STATU						
		GIS ID	F_981365_2700303	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NAOUM, KHALIL & CELINE		35404 086	10-03-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
NAOUM, KHALIL		35221 342	06-30-2022	Q	I	395,000	00	2025	1010	334,000	2024	1010	327,200			
MACDOWELL, EARLENE TR		26991 0343	12-28-2012	U	I	1	1A		1010	135,800	2023	1010	286,600			
MACDOWELL, EARLENE, PR		#BA12P0 0	05-09-2012	U	I	0	1									
MACDOWELL, EARLE F		14231 0057	09-14-2001	U	I	100	1A									
Total								469,800		Total		463,000		Total		417,000

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				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	283,000	
					Appraised Xf (B) Value (Bldg)	51,000	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	135,800	
					Special Land Value	0	
					Total Appraised Parcel Value	469,800	
					Valuation Method	C	
					Total Appraised Parcel Value	469,800	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201403954	06-27-2014	RW	Repair Work	9,100	06-30-2015	100	06-30-2015	Remove & replace 20' of gable		05-09-2023	CK	04		20	Sale Review
B35828	05-01-1993	AD	Addition	13,000	01-15-1994	100	12-31-1994	HY ADDIT'		04-23-2020	WD			FR	Field Review
B30443	02-01-1987	DW	Dwelling	45,000	01-15-1988	100	12-31-1988	HY 1 STOR		10-11-2017	KM	02		03	Cycl Insp Comp
										04-10-2013	TR	03		16	In Office Review
										08-27-2012	DR	22		22	Change of Address
										01-26-2001	PT	01		00	Meas/Listed-Interior Acces
										09-15-1990	ML	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	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0104	0.900		1.0000	438,214.8	135,800
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value				135,800

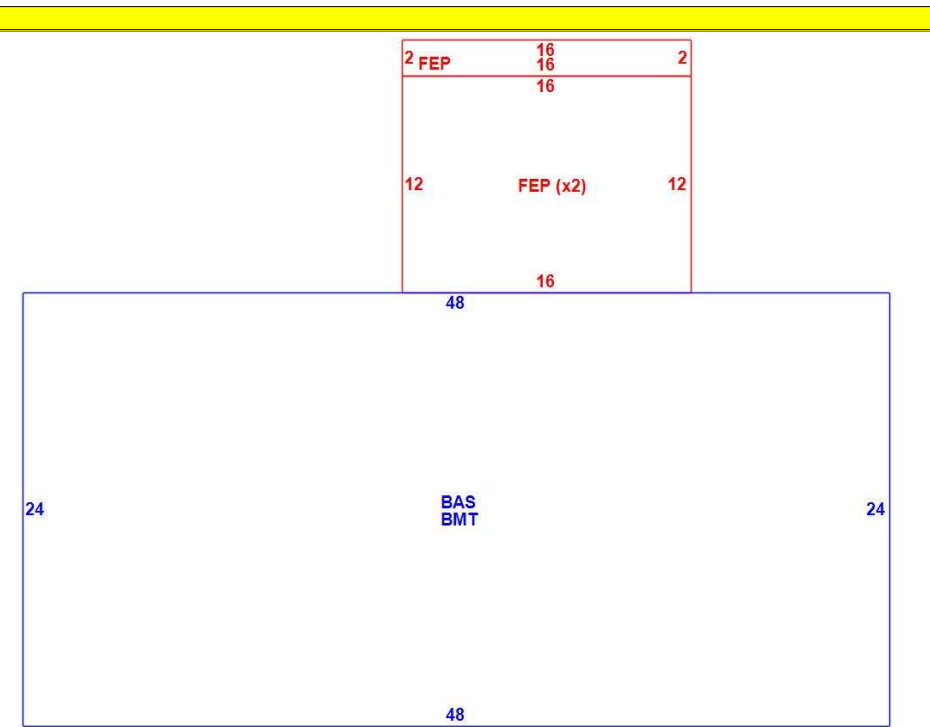
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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	336,891
Year Built	1987
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	283,000
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	2001		84		0.00	4,200
BRR	Bsmt Rec Rm-	B	240	8.05	2001		84		0.00	1,600
BGAR	Bsmt Garage	B	1	2326.00	2001		84		0.00	2,000
FEP	Enclosed porc	B	416	70.00	2001		84		0.00	18,700
BMT	Basement-Unfi	B	1,152	26.01	2001		84		0.00	24,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	292.44	336,891
BMT	Basement Area	0	1,152	0	0.00	0
FEP	Enclosed Porch	0	416	0	0.00	0
Ttl Gross Liv / Lease Area		1,152	2,720	1,152		336,891



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