

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
PRIVALOV, VADIM  16 SANDY VALLEY ROAD  MARSTONS MIL MA 02648	1	Level	2	Public Water	1	Paved	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 296,600 170,400		Assessed 296,600 170,400
	4	Gas									
	6	Septic			2						
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 8 #DL 2 GIS ID F_947349_2695817			Plan Ref. 408/81 Land Ct# 22824-D (SH 1) #SR Life Estate PP STATU Assoc Pid#			Total		467,000	467,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
PRIVALOV, VADIM	C202673	0	02-10-2014	U	I	210,000	1	2025	1010	296,600	2024	1010	293,800	2023	1010	252,400
MUGAR, DAVID G	C162733	0	09-10-2001	Q	I	200,000	00		1010	170,400						154,900
MCKENZIE, JOHN R & MARJORIE C	C83806	0	12-02-1980	U		0		Total		467,000	Total		464,200	Total		407,300

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			
0105				COTUIT	Appraised Bldg. Value (Card)	263,700	
					Appraised Xf (B) Value (Bldg)	30,400	
					Appraised Ob (B) Value (Bldg)	2,500	
					Appraised Land Value (Bldg)	170,400	
					Special Land Value	0	
					Total Appraised Parcel Value	467,000	
					Valuation Method	C	
					Total Appraised Parcel Value	467,000	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B22271	06-01-1980	DW	Dwelling	0	01-15-1981	100	12-31-1981	CO 1 STOR		11-07-2022	SR	02		03	Cycl Insp Comp
										06-11-2020	WD			FR	Field Review
										03-12-2014	SR	01		03	Cycl Insp Comp
										06-30-2005	PT	02		01	Meas/Est
										06-26-1999	FS	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	RF	2	0.710 AC	176,344.00	1.36104	1.0000	5	1.00	0105	1.000		1.0000	240,004.1	170,400

Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value				170,400
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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	11	Clapboard									
Exterior Wall 2	25	Vinyl Siding									
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	23	Laminate									
Heat Fuel	03	Gas									
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		Owne		0.0			
Adjust Type		Code		Description		Factor%					
Condo Flr											
Condo Unit											
<b>COST / MARKET VALUATION</b>											
Building Value New						325,548					
Year Built						1980					
Effective Year Built						2000					
Depreciation Code						A					
Remodel Rating											
Year Remodeled											
Depreciation %						19					
Functional Obsol						0					
External Obsol						0					
Trend Factor						1					
Condition											
Condition %											
Percent Good						81					
RCNLD						263,700					
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
BGAR	Bsmt Garage	B	1	2326.00	1998		81		0.00	1,900	
BRR	Bsmt Rec Rm-	B	220	8.05	1998		81		0.00	1,400	
WDC	Wood Decking	L	170	20.00	1998		58		0.00	2,500	
BMT	Basement-Unfi	B	1,104	26.01	1998		81		0.00	23,000	
FPL1	Fireplace 1 sto	B	1	5000.00	1998		81		0.00	4,100	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,104	1,104	1,104	294.88	325,548					
BMT	Basement Area	0	1,104	0	0.00	0					
WDK	Wood Deck	0	170	0	0.00	0					
Ttl Gross Liv / Lease Area		1,104	2,378	1,104		325,548					

