

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ADOURIAN, LEE C & KARINAA 16 WILLOW STREET WESTWOOD MA 02090		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	623,600	623,600
			6 Septic		2	RES LAND	1010	175,800	175,800
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 2/11/2					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		LOT 73, 74, 75 & 76		#SR					
#DL 2				Life Estate					
GIS ID		F_945047_2684354		PP STATU A:Active					
				Assoc Pid#					

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ADOURIAN, LEE C & KARINAA		30844 0034	10-20-2017	Q	I	619,000	00	Year	Code	Assessed	Year	Code	Assessed				
LONG, MATTHEW P & LYNN K		21428 0008	10-12-2006	Q	I	625,000	U	2025	1010	623,600	2024	1010	586,800				
FLOREN, JONATHAN C &		10285 0026	07-02-1996	U	I	1	A		1010	175,800		1010	175,800				
FLOREN, JONATHAN C		10090 0291	03-07-1996	U	V	1	A										
FLOREN, CARL H		10090 0290	03-07-1996	U	V	1	A										
Total								799,400		Total		762,600		Total		706,200	

EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total								0.00	

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0106				COTUIT

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	511,400
Appraised Xf (B) Value (Bldg)	104,700
Appraised Ob (B) Value (Bldg)	7,500
Appraised Land Value (Bldg)	175,800
Special Land Value	0
Total Appraised Parcel Value	799,400
Valuation Method	C
Total Appraised Parcel Value	799,400

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-23-1	10-17-2023	835	Sid/Wind/Roof/	16,575		100		Replace asphalt roof and repla	01-06-2021	SR	01		02	Bldg Permit Completed
20-2679	10-15-2020	880	Alt-Int work-Res	66,352	06-30-2021	100	06-30-2021	Demo the kitchen , remove tw	06-03-2020	DM			FR	Field Review
201506402	10-20-2015	RW	Repair Work	17,000	06-30-2018	100	06-30-2018	REPAIRS TO REAR SHEATHI	04-25-2018	TR	03		16	In Office Review
200800355	01-18-2008	NR	New Roof	7,000	06-30-2008	100	06-30-2008	REROOF STRIPPING OLD	06-25-2014	JR	03		16	In Office Review
B37291	12-01-1994	DW	Dwelling	115,000	01-15-1996	100	06-30-1996	CO 1.5 ST	02-14-2013	RB	03		03	Cycl Insp Comp

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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0106	1.150		1.0000	475,247.0	175,800
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			175,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	2				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	22	2 Full-2 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr	Condo Unit			
		B	S	
COST / MARKET VALUATION				
Building Value New	538,315			
Year Built	1995			
Effective Year Built	2017			
Depreciation Code	VG			
Remodel Rating				
Year Remodeled				
Depreciation %	5			
Functional Obsol	0			
External Obsol	0			
Trend Factor	1			
Condition				
Condition %				
Percent Good	95			
RCNLND	511,400			
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2015		95		0.00	5,700
BFA2	Bsmt Fin-VG-	B	1,016	54.47	2015		95		0.00	52,600
WDC	Wood Decking	L	248	20.00	2007		76		0.00	4,100
FOP	Open Porch-ro	B	216	55.00	2015		95		0.00	8,900
GAR	Attached Gara	B	168	40.00	2015		95		0.00	8,500
BMT	Basement-Unfi	B	1,116	26.01	2015		95		0.00	27,100
WDC	Wood Deck w/	L	216	18.00	2007		76		0.00	3,400
FOPC	Open Prch-roo	B	30	55.00			95		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,296	1,296	1,296	284.21	368,332	
BMT	Basement Area	0	1,116	0	0.00	0	
FHS	Half Story	252	504	252	142.10	71,620	
FOP	Open Porch	0	216	0	0.00	0	
FPC	Open Porch Conc. Floor	0	30	0	0.00	0	
GAR	Attached Garage	0	168	0	0.00	0	
TQS	Three Quarter Story	343	528	343	184.63	97,483	
WDK	Wood Deck	0	464	0	0.00	0	
Ttl Gross Liv / Lease Area		1,891	4,322	1,891		537,435	

