

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
KANG, JAMES D & RUBY K 28 KAREN ROAD NEWTON MA 02468								Description	Code	Assessed	Assessed		
								RESIDENTL	1010	1,689,000	1,689,000		
								RES LAND	1010	414,600	414,600		
SUPPLEMENTAL DATA								Total				2,103,600	2,103,600
Alt Prcl ID				Plan Ref. 558/73									
Split Zonin				Land Ct#									
BID Parcel				#SR WILTON DR									
ResExpt Q NO APP:				Life Estate									
#DL 1 LOT 6				PP STATU A:Active									
#DL 2				Assoc Pid#									
GIS ID F_971288_2700976													

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KANG, JAMES D & RUBY K				32099	0202	06-19-2019	Q	I	1,450,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VERCOLLONE, DAVID L & M KAREN				16930	0031	05-16-2003	Q	I	981,541	00	2023	1010	1,506,100	2022	1010	1,276,000	2021	1010	1,035,300
DACEY, BRIAN T TR				12869	0096	03-07-2000	U	V	244,000	1		1010	388,000		1010	274,800		1010	301,000
											Total	1,894,100	Total	1,550,800	Total	1,396,100			

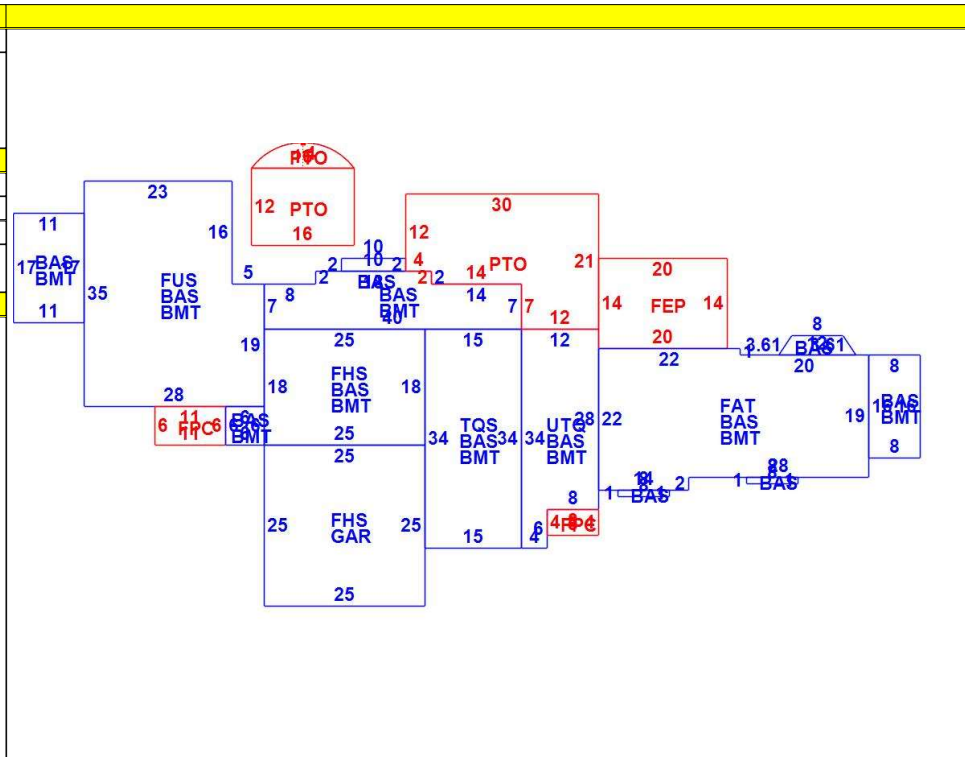
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY															
Nbhd	Nbhd Name		B	Tracing		Batch													
0109						CENVIL													
NOTES																			
Appraised Bldg. Value (Card) 1,445,800																			
Appraised Xf (B) Value (Bldg) 125,300																			
Appraised Ob (B) Value (Bldg) 117,900																			
Appraised Land Value (Bldg) 414,600																			
Special Land Value 0																			
Total Appraised Parcel Value 2,103,600																			
Valuation Method C																			
Total Appraised Parcel Value														2,103,600					

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
19-2641	08-19-2019	822	Insulation	8,400	06-30-2020	100	06-30-2020	Insulation/Weatherization		01-28-2022	TR	03		16	In Office Review
200705610	09-18-2007	AD	Addition	300,000	07-23-2008	100	06-30-2008			03-23-2021	SR	01		03	Cycl Insp Comp
87492	10-13-2005	OB	Out Building	8,500	09-14-2007	100	06-30-2008	SHED		06-05-2020	LS			FR	Field Review
83364	04-12-2005	AD	Addition	54,366	09-14-2007	100	06-30-2008	20X20 REC RM/BATH		02-26-2020	SAF			20	Sale Review
68700	05-13-2003	OB	Out Building	100	07-16-2003	100	01-01-2004			01-22-2020	CK	03		16	In Office Review
66707	01-22-2003	SP	Swimming Pool	40,000	07-16-2003	100	01-01-2004			05-20-2015	JR	03		03	Cycl Insp Comp
62999	08-12-2002	DW	Dwelling	308,160	07-16-2003	100	01-01-2004			11-14-2014	GC	03		16	In Office Review

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	RC	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000
1	1010	Single Fam M-0	RC	3	0.850	AC 14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	26,600
Total Card Land Units					1.85	AC	Parcel Total Land Area					1.85	Total Land Value			414,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.5	1 1/2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	11				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,588,802		
Year Built		2002			
Effective Year Built		2007			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		9			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		91			
RCNLD		1,445,800			
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	2009		91		0.00	5,500
PHS2	Pool Hs/Avg.pl	L	126	120.00	2003		84	C	1.00	12,700
SPL3	Pool Gunite	L	800	75.00	2003		68	00	1.00	40,800
SHD2	Shed w/Elec	L	244	26.00	2005		72		0.00	4,600
BFA1	Bsmt Fin-Goo	B	400	32.56	2009		91		0.00	11,900
PATF	Flagstone Pav	L	733	30.00	2006		87		0.00	17,900
FOPC	Open Prch-roo	B	98	55.00	2009		91		0.00	4,200
FEP	Enclosed porc	B	280	70.00	2009		91		0.00	14,200
GAR	Attached Gara	B	625	40.00	2009		91		0.00	19,700
BMT	Basement-Unfi	B	3,735	26.01	2009		91		0.00	69,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,801	3,801	3,801	270.30	1,027,397
BMT	Basement Area	0	3,735	0	0.00	0
FAT	Attic, Finished	127	848	127	40.48	34,328
FEP	Enclosed Porch	0	280	0	0.00	0
FHS	Half Story	538	1,075	538	135.27	145,419
FPC	Open Porch Conc. Floor	0	98	0	0.00	0
FUS	Upper Story	900	900	900	270.30	243,267
GAR	Attached Garage	0	625	0	0.00	0
PTO	Patio	0	733	0	0.00	0
TQS	Three Quarter Story	332	510	332	175.96	89,738
Ttl Gross Liv / Lease Area		5,698	12,965	5,878		1,588,802



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							RESIDNTL	1010	1,689,000	1,689,000	
28 KAREN ROAD			SUPPLEMENTAL DATA				RES LAND	1010	414,600	414,600	VISION
			Alt Prcl ID	Plan Ref. 558/73							
NEWTON	MA	02468	Split Zonin	Land Ct#	#SR	WILTON DR					
			BID Parcel	Life Estate	PP STATU	A:Active					
			ResExpt Q	NO APP:							
			#DL 1	LOT 6							
			#DL 2								
			GIS ID	F_971288_2700976	Assoc Pid#						
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										1010	388,000		1010	274,800
												2021	1010	1,035,300
													1010	301,000
													1010	59,800
							Total		1,894,100			Total		1,550,800
												Total		1,396,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			CENVIL

NOTES			

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Exterior Wall 2	11	Clapboard				Parcel Id		C	Owne	0.0	
Roof Structure	03	Gable/Hip						B	S		
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
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Interior Wall 2						Condo Unit					
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Heat Type	04	Hot Air				Effective Year Built					
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Extra Fixtures						Functional Obsol					
Total Rooms	11					External Obsol					
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Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	51	5 Full-1 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PAT2	Patio-Good	L	288	9.94	2005		86		0.00	2,500	
SPC1	Pool Cover-Au	L	800	17.53	2020		100		0.00	14,000	
PATF	Flagstone Pav	L	1,036	30.00	2003		84		0.00	23,400	
FOPD	FOP-CONCR	L	66	31.41	2003		84	C	1.00	2,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
UTQ	Unfinished Three-quarter story	0	360	180	135.15	48,653					
Ttl Gross Liv / Lease Area											