

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRIEDMAN, GERALD & CARR, DEBO 9 ABERDEEN STREET NEWTON MA 02461		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	428,100	428,100
			6 Septic			RES LAND	1010	236,600	236,600
SUPPLEMENTAL DATA						Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 34 #DL 2 GIS ID F_942425_2684601		Plan Ref. 19/143 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		664,700	664,700

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRIEDMAN, GERALD & CARR, DEBORA	31935	0015	04-05-2019	U	I	380,000	1	Year	Code	Assessed	Year	Code	Assessed
PONTIFEX, ROBERT A TR	22033	0320	05-17-2007	U	I	1	1A	2023	1010	376,700	2022	1010	329,000
KREAM, RICHARD H TR	19244	0014	11-15-2004	U	I	10	1A		1010	215,100		1010	148,000
KREAM, RICHARD H TR	8703	0015	07-30-1993	Q	I	10	00					1010	24,200
PONTIFEX, JAMES L & MURIEL B	1120	0227	07-03-1961	U		0		Total		591,800	Total		477,000
								Total		425,600	Total		425,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	351,000
Appraised Xf (B) Value (Bldg)	52,900
Appraised Ob (B) Value (Bldg)	24,200
Appraised Land Value (Bldg)	236,600
Special Land Value	0
Total Appraised Parcel Value	664,700
Valuation Method	C
Total Appraised Parcel Value	664,700

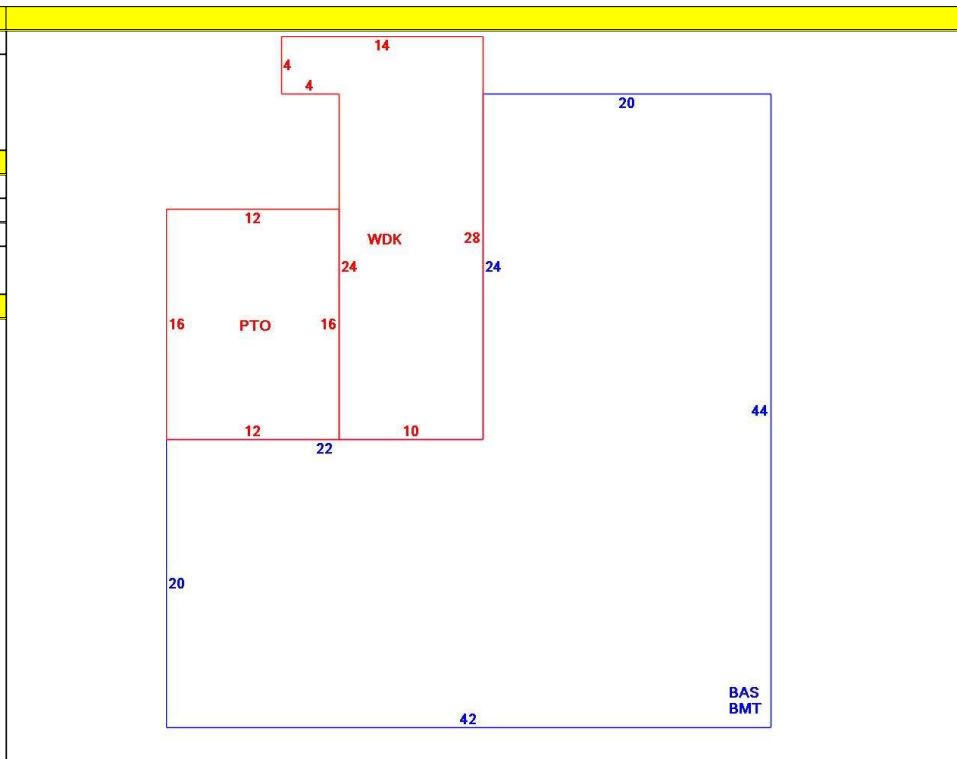
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1226	05-14-2020	835	Sid/Wind/Roof/	5,000		100		Replace garage roof in kind.	06-04-2020	DM			FR	Field Review
19-1241	05-10-2019	804	Addn Alt-Res	150,000	10-01-2019	100	06-30-2019	Kitchen remodel, additional bat	02-19-2020	SAF			20	Sale Review
201103822	07-22-2011	WD	Wood Deck	2,100	11-07-2011	100	06-30-2012	DECK-24X10'6" HSE-4X14 EN	10-09-2019	SR	01		02	Bldg Permit Completed
56487	10-15-2001	NR	New Roof	4,500	12-05-2001	100	01-01-2002		09-26-2019	TR	03		16	In Office Review
B35742	04-01-1993	SH	Shed	1,500	01-15-1994	100	12-31-1994	CO SHED	04-04-2013	JR	03		15	Abatement Review
B22605	10-01-1980	AD	Addition	0	01-15-1982	100	12-31-1982	CO ADD'N	04-05-2012	RB	03		16	In Office Review
B19801	12-01-1977	AD	Addition	0	01-15-1978	100	12-31-1978	CO GAR	02-03-2012	RB	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	RF	2	0.680	AC	176,344.00	1.40956	1.0000	5	1.00	0107	1.400		1.0000	347,997.2	236,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	428,050
Year Built	1961
Effective Year Built	1996
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	351,000
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	1998		82		0.00	4,100
BFA1	Bsmt Fin-Goo	B	840	32.56	1998		82		0.00	22,400
FGR2	Garage- Avg-	L	484	50.00	1990		71	00	1.00	17,200
SHED	Shed	L	144	18.00	1990		42		0.00	1,100
PAT1	Patio- Average	L	192	5.89	1993		74		0.00	900
BMT	Basement-Unfi	B	1,320	26.01	1998		82		0.00	26,400
WDC	Wood Decking	L	296	20.00	2011		84		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,320	1,320	1,320	324.28	428,050
BMT	Basement Area	0	1,320	0	0.00	0
PTO	Patio	0	192	0	0.00	0
WDK	Wood Deck	0	296	0	0.00	0
Ttl Gross Liv / Lease Area		1,320	3,128	1,320		428,050



10.1.2019