

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
REZNIKOV, ROMAN & INNA 21 HAYNES RD NEWTON CENT MA 02466		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	381,200	381,200
			6 Septic			RES LAND	1010	168,700	168,700
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref.					
#DL 1 LOT 31		#DL 2		Land Ct# 24624-E (SH 1)					
GIS ID F_968859_2700905		Assoc Pid#							
						Total		549,900	549,900

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
REZNIKOV, ROMAN & INNA		C171843	0	01-13-2004	Q	I	310,000	00	Year	Code	Assessed	Year	Code	Assessed
HANSON, DENNIS M & SHARON L		C133776	0	05-15-1994	Q	I	129,900	U	2023	1010	337,600	2022	1010	282,800
BREEN, KAREN TR		C132205	0	12-15-1993	Q	V	35,000	U		1010	166,700		1010	118,500
DEBENEDICTIS, MICHAEL		C46109	0	07-15-1969	U		0						1010	3,800
						Total		504,300	Total		401,300	Total		361,700

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				NOTES	
Nbhd	Nbhd Name	B	Tracing	Batch	
0106				CENVIL	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	344,500
Appraised Xf (B) Value (Bldg)	32,900
Appraised Ob (B) Value (Bldg)	3,800
Appraised Land Value (Bldg)	168,700
Special Land Value	0
Total Appraised Parcel Value	549,900
Valuation Method	C
Total Appraised Parcel Value	549,900

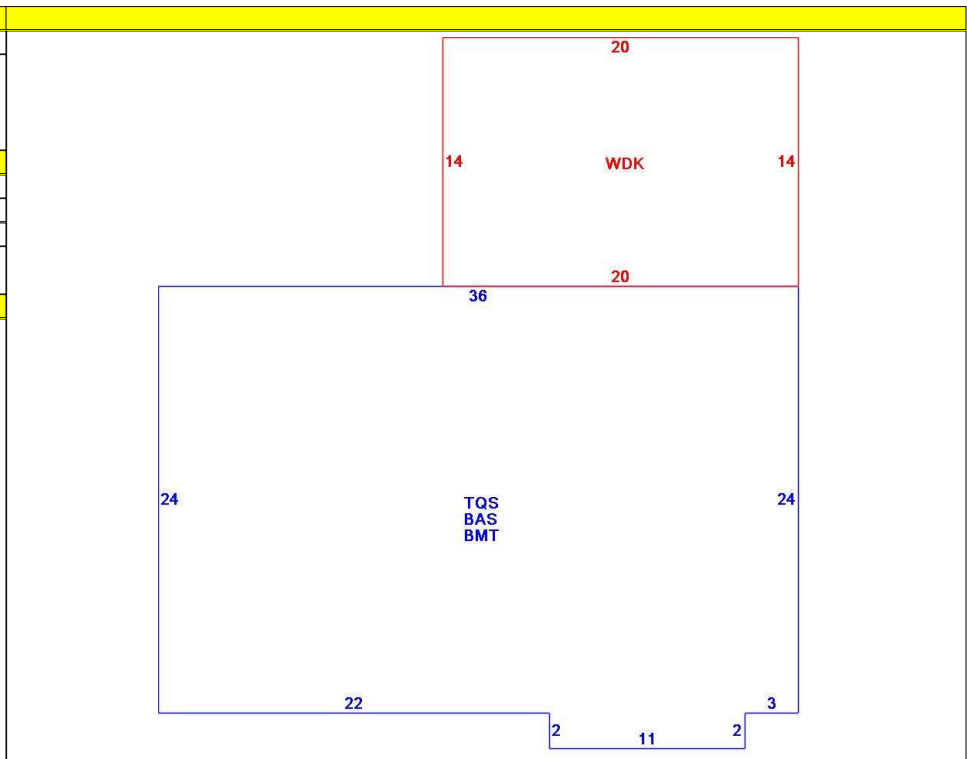
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B36454	01-01-1994	DW	Dwelling	60,000	01-15-1995	100		CE LOT 31	06-23-2020	LS			FR	Field Review
									08-14-2017	MS	02		14	Cyclical Inspection
									03-14-2014	JR	03		16	In Office Review
									12-19-2008	PT	02		14	Cyclical Inspection
									07-27-2004	PT	02		01	Meas/Est
									07-02-2001	PT	01		00	Meas/Listed-Interior Acces
									06-15-1995	ME	02		01	Meas/Est

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	RD-	3	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0106	1.150		1.0000	733,308.8	168,700
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			168,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
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	6 Rooms			
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	391,465
Year Built	1994
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	344,500
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	2005		88		0.00	5,300
BFA	Bsmnt Fin-Avg	B	400	17.36	2005		88		0.00	6,100
WDC	Wood Decking	L	280	20.00	2002		66		0.00	3,800
BMT	Basement-Unfi	B	886	26.01	2005		88		0.00	21,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	886	886	886	267.76	237,235
BMT	Basement Area	0	886	0	0.00	0
TQS	Three Quarter Story	576	886	576	174.07	154,230
WDK	Wood Deck	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		1,462	2,938	1,462		391,465

