

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BERLINE, LEONID & POCHERSTNIK,  343 RUSSET STREET  BROOKLINE MA 02467	3	Below Street	2	Public Water	1	Paved	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 323,600 167,200	Assessed 323,600 167,200	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
	4	Gas									
	6	Septic									
SUPPLEMENTAL DATA						Total		490,800	490,800		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1B #DL 2 GIS ID F_970153_2704986				Plan Ref. 356/58 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BERLINE, LEONID & POCHERSTNIK, IN SANFORD, WILLIAM W & KELLY A HOGAN, LISA M & KELLY A KUPIS, MARGOT G KUPIS, BENNY A & MARGOT G	25752	0285	10-14-2011	U	I	187,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	11863	0280	11-24-1998	U	I	1	1A	2023	1010	287,300	2022	1010	229,400	2021	1010	191,200
	4852	0204	12-15-1985	Q	I	97,000	U		1010	152,000		1010	112,600		1010	112,600
	3835	0040	08-15-1983	U		0				0					1010	2,200
3422	0046	01-12-1982	Q	V	12,900	U	Total		439,300	Total		342,000	Total		306,000	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

NOTES														
This signature acknowledges a visit by a Data Collector or Assessor														
APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										286,900				
Appraised Xf (B) Value (Bldg)										31,400				
Appraised Ob (B) Value (Bldg)										5,300				
Appraised Land Value (Bldg)										167,200				
Special Land Value										0				
Total Appraised Parcel Value										490,800				
Valuation Method										C				
Total Appraised Parcel Value										490,800				

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-22-8	06-15-2022	835	Sid/Wind/Roof/	20,250	06-30-2022	100	06-30-2022	White Cedar siding 19 Square		08-29-2022	SR	01		02	Bldg Permit Completed
EXPR-22-5	04-10-2022	835	Sid/Wind/Roof/	8,000	06-30-2022	100	06-30-2022	New Asphalt Roof, Certainteed		09-29-2020	SR	02		03	Cycl Insp Comp
BLDR-22-26	03-16-2022	809	Deck	84,124	06-30-2022	100		Demolish existing rear deck an		04-22-2020	LS			FR	Field Review
201202957	05-18-2012	WD	Wood Deck	5,000		0		WITHDRAWN-ADD'N TO DEC		02-13-2012	JR	03		20	Sale Review
										10-20-2011	DR	03		16	In Office Review
										10-05-2011	DR	03		16	In Office Review
										01-21-2009	PT	02		14	Cyclical Inspection

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	0.640	AC	176,344.00	1.48133	1.0000	5	1.00	0105	1.000		1.0000	261,218.3	167,200
Total Card Land Units					0.64	AC	Parcel Total Land Area					0.64	Total Land Value			167,200	

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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		345,720
Year Built		1982
Effective Year Built		1997
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		17
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		83
RCNLD		286,900
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
WDC	Deck comp w	L	120	28.00	2022		100		0.00	5,300
BMT	Basement-Unfi	B	816	26.01	1999		83		0.00	19,100
FOP	Open Porch-ro	B	380	55.00	1999		83		0.00	12,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	256.85	209,590
BMT	Basement Area	0	816	0	0.00	0
FOP	Open Porch	0	380	0	0.00	0
TQS	Three Quarter Story	530	816	530	166.83	136,131
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,346	2,948	1,346		345,721

