

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GELLER, DANIEL & SANDRA  775 COMMONWEALTH AVENUE  NEWTON CENT MA 02459		1 Level	2 Public Water	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1010	498,400	498,400
			6 Septic			RES LAND	1010	476,300	476,300
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 142/41					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 4		#DL 2		Life Estate					
GIS ID F_969965_2709134		Assoc Pid#		PP STATU					
						Total		974,700	974,700

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GELLER, DANIEL & SANDRA		25856 0100	11-21-2011	Q	I	752,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
TURNER, LYNNE ANN GERLACH		21625 0261	12-19-2006	U	I	100	1A	2023	1010	440,800	2022	1010	355,700	2021	1010	290,900	
OCHS, WALTER C & AVIS E		1724 0232	09-21-1972	U		0			1010	560,800		1010	315,500		1010	336,500	
															1010	8,400	
Total								1,001,600		Total		671,200		Total		635,800	

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
0111			CENVIL

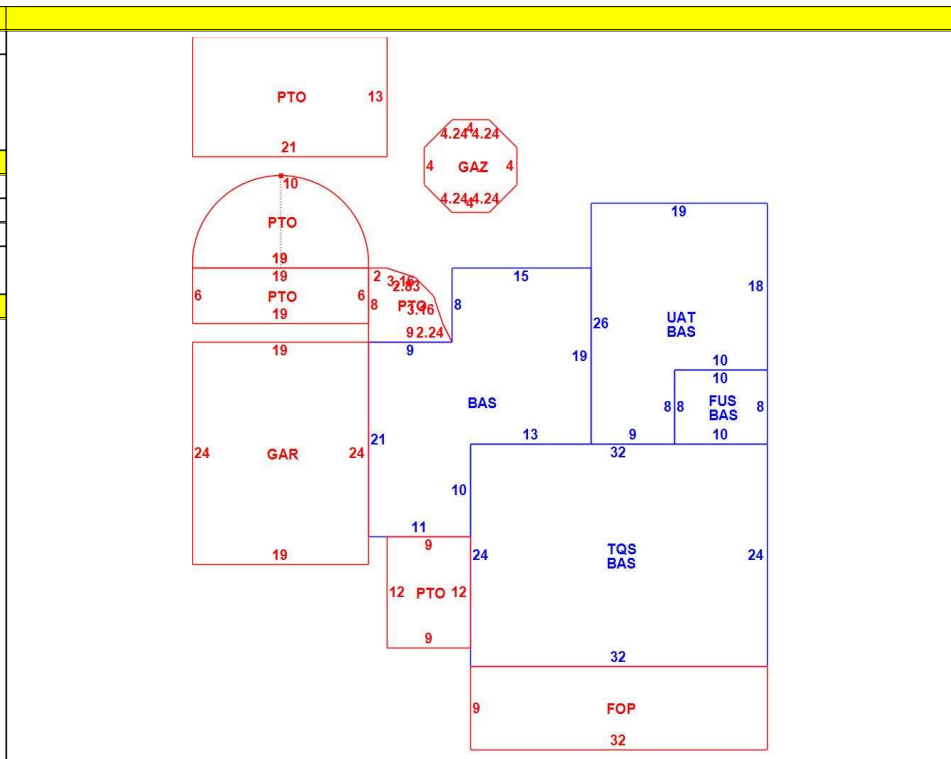
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	454,900
Appraised Xf (B) Value (Bldg)	26,600
Appraised Ob (B) Value (Bldg)	16,900
Appraised Land Value (Bldg)	476,300
Special Land Value	0
Total Appraised Parcel Value	974,700
Valuation Method	C
Total Appraised Parcel Value	974,700

**NOTES**

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
BLDR-21-79	10-28-2021	804	Addn Alt-Res	20,000	06-30-2022	100	06-30-2022	we wish to add a farmers porc	10-14-2021	SR	02		03	Cycl Insp Comp
SHED-21-1	09-09-2021	863	Shed Registrati	0	06-30-2022	100	06-30-2022		04-22-2020	LS			FR	Field Review
B35243	08-01-1992	AD	Addition	6,000	01-15-1993	100		CE DORMER	08-06-2015	JR	03		16	In Office Review
B33038	07-01-1989	AD	Addition	23,000	01-15-1990	100		CE ADD'N	05-10-2012	RB	03		16	In Office Review
									03-15-2012	NF	02		20	Sale Review
									09-06-2006	PT	02		14	Cyclical Inspection
									11-27-2000	PT	01		00	Meas/Listed-Interior Acces

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	0.470 AC	176,344.00	1.88432	1.0000	5	1.00	0111	3.050	WEQUAQUET LAKE		1.0000	1,013,484	
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value				476,300

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					
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		598,514
			Year Built		1964
			Effective Year Built		1988
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		24
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		76
			RCNLD		454,900
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1990		76		0.00	4,600
PAT2	Patio-Good	L	320	9.94	1994		75		0.00	2,400
GAR	Attached Gara	B	456	40.00	1990		76		0.00	13,300
PAT2	Patio-Good	L	108	9.94	1987		68		0.00	900
GAZ1	Gazebo - Stan	L	1	12887.00	1987		36	C	1.00	4,600
FOP	Open Porch-ro	B	288	55.00	1989		76		0.00	8,700
PATC	Conc Pavers	L	273	15.46	2021		100		0.00	4,300
FPIT	Fire Pit	L	1	3010.00	2021		100	C	1.00	3,000
SHED	Shed	L	96	18.00	2021		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,756	1,756	1,756	251.90	442,336
FOP	Open Porch	0	288	0	0.00	0
FUS	Upper Story	80	80	80	251.90	20,152
GAR	Attached Garage	0	456	0	0.00	0
GAZ	Gazebo	0	82	0	0.00	0
PTO	Patio	0	701	0	0.00	0
TQS	Three Quarter Story	499	768	499	163.67	125,698
UAT	Attic, Unfinished	0	414	41	24.95	10,328
Ttl Gross Liv / Lease Area		2,335	4,545	2,376		598,514

