

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
HARUTYUNYAN, LEVON 755 CENTRAL AVE NEEDHAM MA 02494			2	Above Street	6	Septic	1	Paved	1	Lake/Pond Fro	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 521,900 335,200	Assessed 521,900 335,200
			4	Gas			9	Rear Location						
			2	Public Water										
SUPPLEMENTAL DATA														
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 1 #DL 2 GIS ID F_944940_2699706							Plan Ref. 331/93 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		857,100	857,100

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
HARUTYUNYAN, LEVON			34163	272	05-28-2021		Q	I			935,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CATALANO, PATRICK J & ELEANOR A TR			26962	0323	12-19-2012		U	I			1	1F	2023	1010	438,000	2022	1010	377,600	2021	1010	299,500
CATALANO, PATRICK J & ELEANOR A			8659	0225	07-01-1993		Q	I			220,000	U		1010	335,100		1010	223,300		1010	237,300
GLOVER, ROBERT J ET AL TRS			8659	0222	07-01-1993		U	I			1	A								1010	10,200
GLOVER, ROBERT J ET AL TRS			7419	0267	01-23-1991		U	V			1	A	Total		773,100	Total		600,900	Total		547,000

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				
0108					COTUIT				
NOTES								Appraised Bldg. Value (Card)	449,600
								Appraised Xf (B) Value (Bldg)	49,700
								Appraised Ob (B) Value (Bldg)	22,600
								Appraised Land Value (Bldg)	335,200
								Special Land Value	0
								Total Appraised Parcel Value	857,100
								Valuation Method	C
								Total Appraised Parcel Value	857,100

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-22-1	01-04-2022	835	Sid/Wind/Roof/	4,734	06-30-2022	100	06-30-2022	insulation and air sealing work	12-16-2022	BM	03		16	In Office Review
20062566	08-28-2006	WD	Wood Deck	1,500	02-15-2006	100	06-30-2007		10-28-2022	SR	02		03	Cycl Insp Comp
84606	06-03-2005	AD	Addition	7,000	10-23-2006	100	06-30-2007	FOP	06-28-2021	BM	22		22	Change of Address
79590	09-30-2004	OB	Out Building	500	02-18-2005	100	01-01-2005	2 SHEDS 10X12	05-21-2020	LS			FR	Field Review
37820	04-15-1999	NR	New Roof	5,000	01-01-2000	100	01-01-2000	REROOF STRIPPING OLD	03-04-2013	GC	03		16	In Office Review
B27542	02-02-1985	DW	Dwelling	0	12-15-1985	100	06-30-1986	CO	01-25-2013	RB	03		03	Cycl Insp Comp
									05-30-2007	JG	03		52	New Construction

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0108	1.700	LOVELLS POND	1.0000	299,784.8	299,800
1	1010	Single Fam M-0	RF	2	1.460	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	35,400
Total Card Land Units					2.46	AC	Parcel Total Land Area					2.46	Total Land Value			335,200

