

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
PINSKY, VINYAMIN & MELENEVSKAY 85 WOODCHESTER DR NEWTON MA 02467	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	338,800	338,800		
		6 Septic				RES LAND	1010	139,600	139,600		
SUPPLEMENTAL DATA						Total				478,400	478,400
Alt Prcl ID		Split Zonin		Plan Ref. 103/75							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 9A		#DL 2		#SR							
GIS ID F_976661_2696988		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PINSKY, VINYAMIN & MELENEVSKAYA, S PINSKY, VINYAMIN & MELENEVSKAYA, S GLAVINE, JAMES M & MARY E	17801	0028	10-16-2003	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	10755	0267	05-19-1997	Q	I	105,000	00	2023	1010	290,600	2022	1010	253,200	2021	1010	207,100	
	2765	0240	08-15-1978	U		0			1010	126,900		1010	94,000		1010	94,000	
Total								417,500		Total		347,200		Total		301,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
0105				CENVIL												

NOTES												APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card)						302,600
												Appraised Xf (B) Value (Bldg)						36,200
												Appraised Ob (B) Value (Bldg)						0
												Appraised Land Value (Bldg)						139,600
												Special Land Value						0
												Total Appraised Parcel Value						478,400
												Valuation Method						C
												Total Appraised Parcel Value						478,400

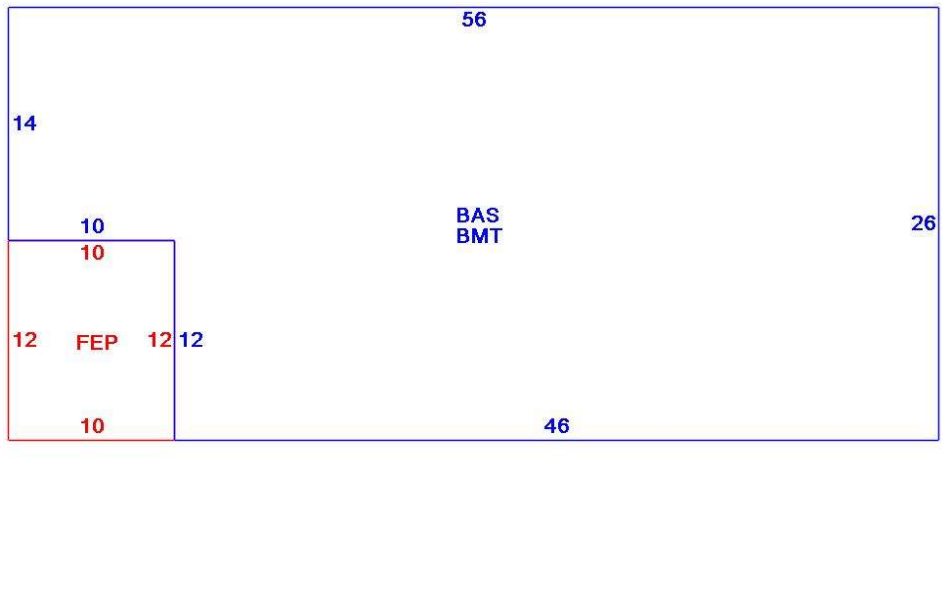
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-19-2020	WD			FR	Field Review
										03-15-2017	JR	03		03	Cycl Insp Comp
										12-07-2001	PT	01		00	Meas/Listed-Interior 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	RB	3	0.170	AC	176,344.00	4.65505	1.0000	5	1.00	0105	1.000		1.0000	820,898.9	139,600	
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value					139,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	392,931
Year Built	1968
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	302,600
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	1992		77		0.00	3,900
FEP	Enclosed porc	B	120	70.00	1992		77		0.00	7,200
BMT	Basement-Unfi	B	1,336	26.01	1992		77		0.00	25,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,336	1,336	1,336	294.11	392,931
BMT	Basement Area	0	1,336	0	0.00	0
FEP	Enclosed Porch	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,336	2,792	1,336		392,931

