

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NAJARIAN, GARY J & ARLENE CRON 83 WOOD LEDGE RD NEEDHAM MA 02492			1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
				4 Gas			RESIDENTL	1010	457,600	457,600	
				6 Septic			RES LAND	1010	222,300	222,300	
SUPPLEMENTAL DATA							Total				
Alt Prcl ID			Split Zonin			Plan Ref.	505/18				
BID Parcel			ResExpt Q			Land Ct#					
#DL 1			LOT 5			#SR					
#DL 2						Life Estate					
GIS ID			F_979188_2697294			PP STATU					
						Assoc Pid#					

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NAJARIAN, GARY J & ARLENE CRONIN			10884	0135	08-04-1997	U	V	200,915	1	Year	Code	Assessed	Year	Code	Assessed	
CHANNEL DEVEL CORP			10003	0336	01-15-1996	U	V	267,000	N	2023	1010	409,900	2022	1010	343,600	
FUNDING SERVICES INC			9048	0270	02-15-1994	U	V	166,500	N		1010	202,100	2021	1010	139,000	
FUNDING SERVICES INC			9048	0270	09-15-1993	U	V	200,000	L	Total		612,000	Total		482,600	
		Total								Total		436,800				

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			412,100
Appraised Xf (B) Value (Bldg)			40,500
Appraised Ob (B) Value (Bldg)			5,000
Appraised Land Value (Bldg)			222,300
Special Land Value			0
Total Appraised Parcel Value			679,900
Valuation Method			C
Total Appraised Parcel Value			679,900

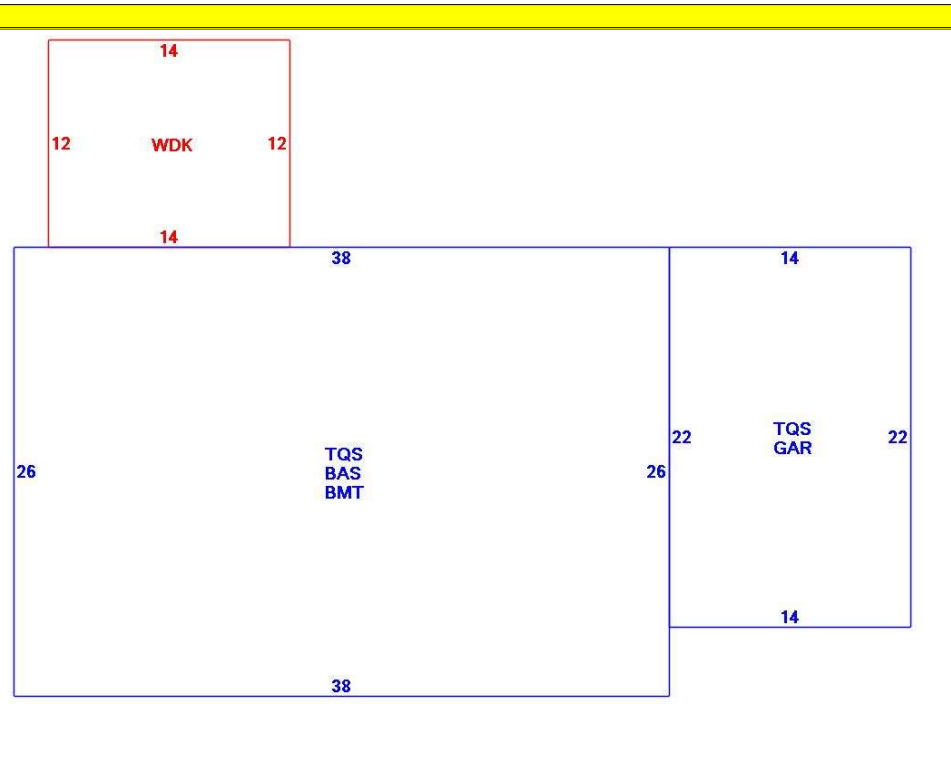
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-27	03-16-2023	804	Addn Alt-Res	95,800		0		Construct dormer addition on f	05-19-2020	WD			FR	Field Review
17-2818	08-17-2017	835	Sid/Wind/Roof/	4,680	04-26-2018	100	06-30-2018	Replace 2 doors at rear of ho	08-09-2018	SR	02		02	Bldg Permit Completed
17-2391	08-10-2017	809	Deck	16,450	04-26-2018	100	06-30-2018	Replace deck within the same	03-27-2017	AL	03		16	In Office Review
200804075	07-30-2008	RA	Remodel-Additi	212,500	09-22-2008	100	06-30-2009	FLOOD DAMG REPAIR-2 MS	10-08-2014	SR	02		03	Cycl Insp Comp
22372	04-23-1997	DW	Dwelling	96,140	05-17-1998	100	06-30-1998		08-19-2014	AL	22		22	Change of Address
									04-20-2010	PT	04		44	Drive by inspection only
									06-30-2009	NF	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	RB	4	0.520	AC	176,344.00	1.73169	1.0000	5	1.00	0107	1.400		1.0000	427,528.3
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			222,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.66				
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
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	30	3 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	468,242
Year Built	1997
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	412,100
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	2006		88		0.00	5,300
GAR	Attached Gara	B	308	40.00	2006		88		0.00	12,000
BMT	Basement-Unfi	B	988	26.01	2006		88		0.00	23,200
WDC	Deck composit	L	168	24.00	2017		96		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	255.87	252,800
BMT	Basement Area	0	988	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	842	1,296	842	166.24	215,443
WDC	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,830	3,748	1,830		468,243

