

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROSENGARD, PENINAH S TR PENINAH S ROSENGARD TRUST 2 CITY VIEW ROAD  BROOKLINE MA 02446		1 Level	2 Public Water	1 Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 901,400 251,300	Assessed 901,400 251,300
			4 Gas						
			6 Septic						
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 70, 70A & 71A #DL 2 GIS ID F_977556_2705807					Plan Ref. 134/113 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
Total							1,152,700		1,152,700

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
ROSENGARD, PENINAH S TR	31923	0026	04-01-2019	U	I	100	1F	2023	1010	825,200	2022	1010	729,400	2021	1010	446,600
ROSENGARD, DAVID A	27403	0300	05-24-2013	U	I	156,750	1S		1010	228,800		1010	158,500		1010	160,900
BANK OF AMERICA NA	24630	0109	06-21-2010	U	I	310,000	1L								1010	214,900
KANTER, JONATHAN S	13740	0182	04-19-2001	U	I	100	1A									
KANTER, JONATHAN S & MARY A	10170	0160	04-15-1996	Q	I	282,500	U									
Total								1,054,000		Total		887,900		Total		822,400

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			
0107				CENVIL	Appraised Bldg. Value (Card)	601,800	
					Appraised Xf (B) Value (Bldg)	84,700	
					Appraised Ob (B) Value (Bldg)	214,900	
					Appraised Land Value (Bldg)	251,300	
					Special Land Value	0	
					Total Appraised Parcel Value	1,152,700	
					Valuation Method	C	
Total Appraised Parcel Value					1,152,700		

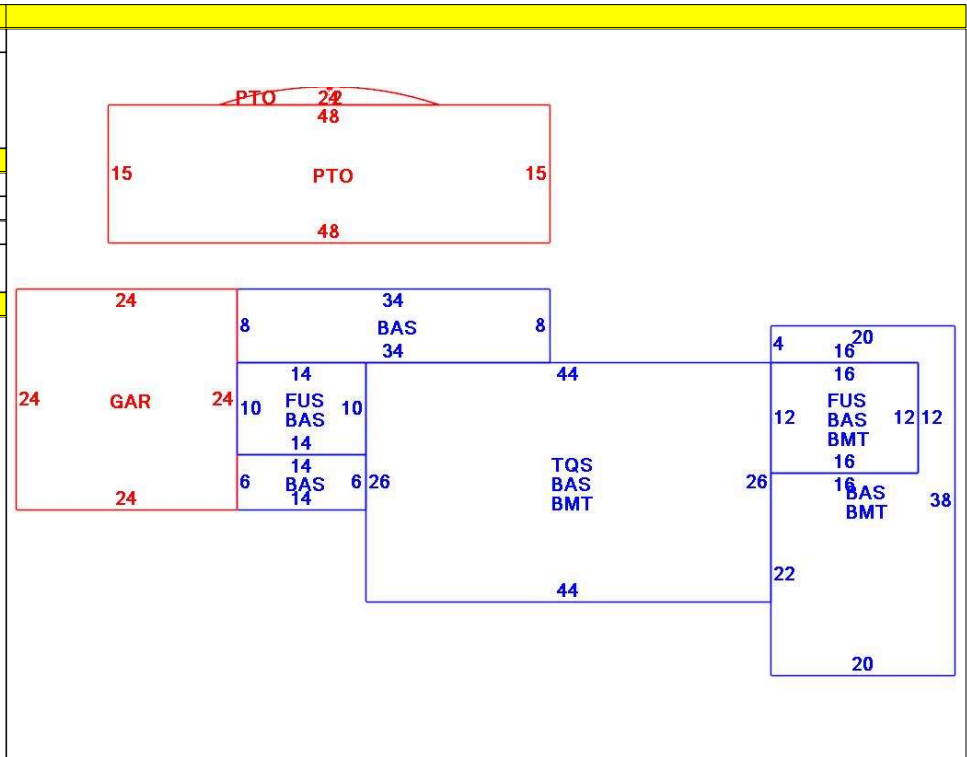
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-1955	08-01-2016	832	Shd-Res 200sf	7,000	04-25-2019	100	06-30-2019	Pool House	07-14-2020	SR	01		02	Bldg Permit Completed
16-1954	08-01-2016	832	Shd-Res 200sf	5,000	05-01-2017	100	06-30-2017	(SHED) Boathouse	04-20-2020	WD			FR	Field Review
201404088	08-05-2014	JZ	Jacuzzi-Spa-W	28,000	07-14-2020	100	06-30-2020	JZ REMOV CONCRETE DEC	09-06-2019	SR	02		13	CALL BACK
201304880	08-12-2013	DE	Demolish	120,000	06-21-2016	100	06-30-2016	DEMO INT DRYWALL, REPL	04-25-2018	SR	02		13	CALL BACK
86311	08-22-2005	PH	Pool Heater	0	06-30-2015	100	06-30-2015	POOL HEATER	05-18-2017	SR	02		13	CALL BACK
									07-06-2016	SR	01		13	CALL BACK
									07-22-2015	SR	02		13	CALL BACK

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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0107	1.400		1.0000	246,881.6
1	1010	Single Fam M-0	RD-	3	0.220	AC	14,250.00	1.00000	1.0000	0	1.00	0107	1.400		1.0000	4,400
Total Card Land Units					1.22	AC	Parcel Total Land Area					1.22	Total Land Value			251,300

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					
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	03	3 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	781,544
Year Built	1957
Effective Year Built	1989
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	601,800
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	1991		77		0.00	4,600
SPL1	Pool-Concrete	L	922	100.00	2014		90	00	1.00	75,600
TEN	Tennis Court 7	L	7,200	6.84	2014		90	00	1.00	44,300
GAR	Attached Gara	B	576	40.00	1991		77		0.00	15,700
BMT	Basement-Unfi	B	1,904	26.01	1991		77		0.00	33,100
FPL1	Fireplace 1 sto	B	1	5000.00	1991		77		0.00	3,900
FNC5	FENCE-10'CH	L	354	34.35	1975		12		0.00	1,500
FNC9	Fence Gate 10	L	2	810.42	1975		12		0.00	200
BFA	Bsmt Fin-Avg	B	1,904	17.36	1991		77		0.00	25,500
FPLG	Gas Fireplace-	B	1	2500.00	1991		77		0.00	1,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,400	2,400	2,400	224.84	539,616
BMT	Basement Area	0	1,904	0	0.00	0
FUS	Upper Story	332	332	332	224.84	74,647
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	752	0	0.00	0
TQS	Three Quarter Story	744	1,144	744	146.22	167,281
Ttl Gross Liv / Lease Area		3,476	7,108	3,476		781,544



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			6 Septic			RES LAND	1010	251,300	251,300
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		BID Parcel		#SR					
		ResExpt Q		Life Estate					
		#DL 1 LOT 70, 70A & 71A		PP STATU					
		#DL 2							
		GIS ID F_977556_2705807		Assoc Pid#					
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