

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CKM REALTY HOLDINGS LLC TR 175 MARSTON AVENUE REALTY TRU 114 SARGENT STREET  NEWTON MA 02458		2	Above Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	650,200	650,200
				2	Public Water					RES LAND	1010	987,000	987,000
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_984529_2694878						Plan Ref. 203/43 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		1,637,200	1,637,200

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CKM REALTY HOLDINGS LLC TR		34074	208	05-03-2021		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed			
MCMANUS, BRIAN C & KELLY L		32517	0028	12-04-2019		Q	I	1,210,000		00		2023	1010	551,800	2022	1010	455,600			
OKEEFFE, RICHARD M JR & CELESTE E		15001	0098	04-01-2002		U	I	1		1A			1010	897,200		1010	726,900			
OKEEFE, RICHARD M JR & C ELIZABET		10603	0312	02-07-1997		Q	I	287,500		00						1010	3,300			
DRISCOLL, JOHN P JR & JANE A		1337	0444	06-03-1966		U		0				Total		1,449,000	Total		1,182,500	Total		1,156,200

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0115			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	608,300
Appraised Xf (B) Value (Bldg)	38,600
Appraised Ob (B) Value (Bldg)	3,300
Appraised Land Value (Bldg)	987,000
Special Land Value	0
Total Appraised Parcel Value	1,637,200
Valuation Method	C
Total Appraised Parcel Value	1,637,200

NOTES									

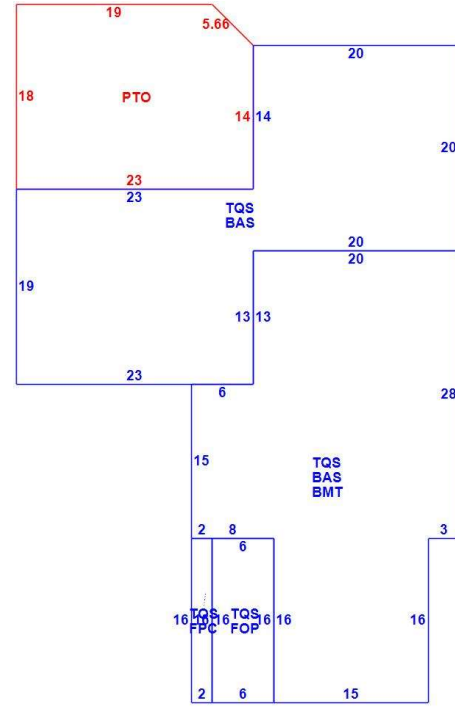
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-21-2	02-17-2021	835	Sid/Wind/Roof/	15,000		100		Chang out old windows with n Insulation & Air Sealing.		05-26-2020	WD			FR	Field Review	
20-832	03-16-2020	822	Insulation	7,472		100				03-02-2020	SAF				20	Sale Review
57771	12-14-2001	RA	Remodel-Additi	122,550	09-24-2002	100	01-01-2003			10-05-2017	SR	02			03	Cycl Insp Comp
										06-15-2012	JR	03		20	Sale Review	
										09-24-2002	MF	02		02	Bldg Permit Completed	
										11-30-2000	MF	01		00	Meas/Listed-Interior Acces	
										12-15-1988	ML	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	RF-1	4	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0115	6.400		1.0000	2,407,219	987,000
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value				987,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	40	4 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	833,257
Year Built	1900
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	608,300
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
FPL3	Fireplace 2 sto	B	3	7000.00	1984		73		0.00	15,300
PAT1	Patio- Average	L	406	5.89	1986		67		0.00	1,600
FOP	Open Porch-ro	B	96	55.00	1984		73		0.00	3,900
BMT	Basement-Unfi	B	890	26.01	1984		73		0.00	17,900
SHED	Shed	L	160	18.00	1999		60		0.00	1,700
FOPC	Open Prch-roo	B	32	55.00	1984		73		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,727	1,727	1,727	284.10	490,636
BMT	Basement Area	0	890	0	0.00	0
FOP	Open Porch	0	96	0	0.00	0
FPC	Open Porch Conc. Floor	0	32	0	0.00	0
PTO	Patio	0	406	0	0.00	0
TQS	Three Quarter Story	1,206	1,855	1,206	184.70	342,621
Ttl Gross Liv / Lease Area		2,933	5,006	2,933		833,257

