

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GUSEV, SEMEN & MARIA K & ERICA 767 CENTRAL AVENUE NEEDHAM MA 02492				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION	
					4 Gas			RESIDNTL	1010	474,400	474,400		
					6 Septic			RES LAND	1010	135,500	135,500		
SUPPLEMENTAL DATA								Total				609,900	609,900
Alt Prcl ID				Split Zonin		Plan Ref.							
#DL 1 LOT 3				#DL 2 BLOCK 2		Land Ct# 14034-H-1							
GIS ID F_984307_2702520				Assoc Pid#									

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						
GUSEV, SEMEN & MARIA K & ERICA	C187056	0	10-01-2008	U	I	190,000	1		2023	1010	407,900	2022	1010	351,700	2021	1010	279,600
CURCIO, PAULA	#D10989	0	10-01-2008	U	I	0	1F			1010	130,100			96,400		1010	91,300
CURCIO, PAULA & PATRICIA E	C154890	0	09-24-1999	Q	I	144,900	00									1010	9,000
KREVAT, ARNOLD S	#D54937	0	04-06-1992	U	I	1	A										
KREVAT, ARNOLD S & BEVERLY	C43342	0	08-05-1968	U		0											
Total									538,000		Total		448,100		Total		379,900

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

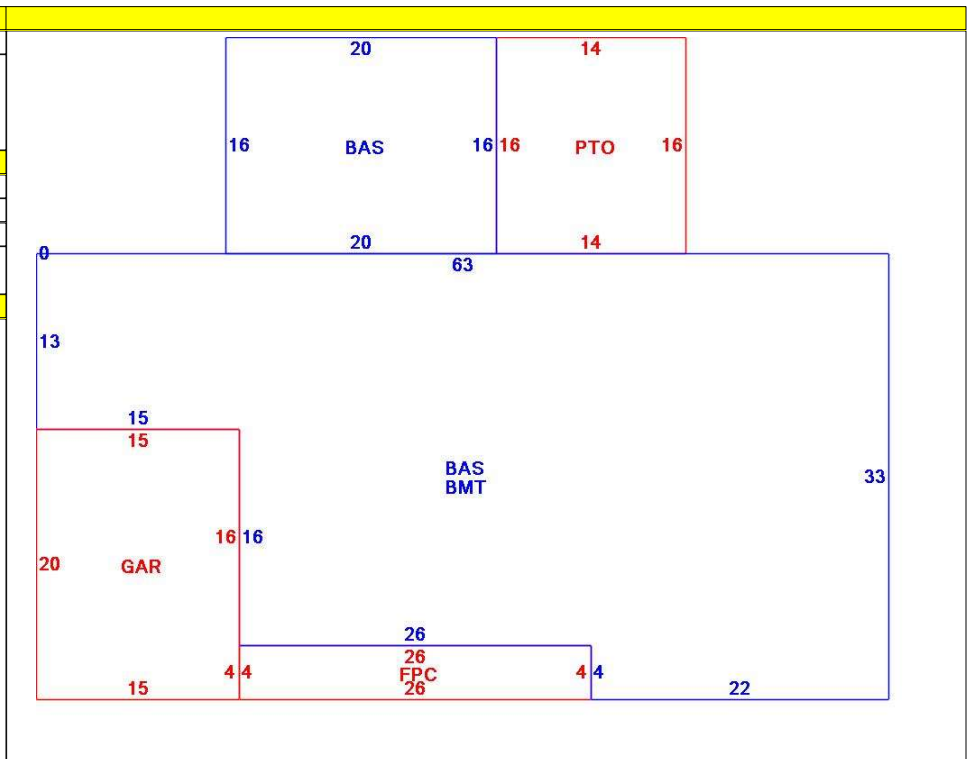
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			418,500
Appraised Xf (B) Value (Bldg)			46,900
Appraised Ob (B) Value (Bldg)			9,000
Appraised Land Value (Bldg)			135,500
Special Land Value			0
Total Appraised Parcel Value			609,900
Valuation Method			C
Total Appraised Parcel Value			609,900

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
									05-01-2020	WD			FR	Field Review
									04-25-2018	MS	03		16	In Office Review
									03-24-2015	SR	02		14	Cyclical Inspection
									01-16-2009	DR	03		16	In Office Review
									03-08-2001	PT	01		00	Meas/Listed-Interior Acces
									02-22-2000	JG			03	Cycl Insp Comp
									10-15-1987	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	RB	4	0.300	AC	176,344.00	2.84692	1.0000	5	1.00	0104	0.900		1.0000	451,828.6	135,500
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			135,500	

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	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	20	2 Full-0 Half			
			CONDO DATA		
Parcel Id			C	Ownr	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr		Condo Unit			
			COST / MARKET VALUATION		
Building Value New				543,538	
Year Built				1967	
Effective Year Built				1989	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				23	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				77	
RCNLD				418,500	
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	1991		77		0.00	3,900
PATF	Flagstone Pav	L	224	30.00	1995		76		0.00	5,500
FOPC	Open Prch-roo	B	104	55.00	1991		77		0.00	3,700
GAR	Attached Gara	B	280	40.00	1991		77		0.00	9,800
BMT	Basement-Unfi	B	1,662	26.01	1991		77		0.00	29,500
PRG1	Pergola-Avg	L	128	18.00	2015		92	C	1.00	2,100
PAT2	Patio-Good	L	128	9.94	2015		96		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,995	1,995	1,995	272.45	543,538
BMT	Basement Area	0	1,675	0	0.00	0
FPC	Open Porch Conc. Floor	0	104	0	0.00	0
GAR	Attached Garage	0	300	0	0.00	0
PTO	Patio	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,995	4,298	1,995		543,538

