

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COHEN, PHILLIP P & ANNA TRS & C UNCLE AL'S REALTY TRUST 127 HARTMAN ROAD NEWTON MA 02159		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
			4 Gas			RESIDNTL	1010	326,200	326,200	
			2 Public Water			RES LAND	1010	155,300	155,300	
SUPPLEMENTAL DATA						Total		481,500	481,500	
		Alt Prcl ID	Split Zonin	Plan Ref. 471/31						
		BID Parcel	ResExpt Q	Land Ct#						
		#DL 1 LOT D		#SR						
		#DL 2		Life Estate						
		GIS ID F_982909_2703162		PP STATU						
				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COHEN, PHILLIP P & ANNA TRS & COHE		34246 301	06-28-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
COHEN, PHILLIP P & ANNA TRS		12519 0190	09-03-1999	U	I	10	1F	2023	1010	276,900	2022	1010	230,400
COHEN, PHILLIP P & ANNA		7670 0302	09-15-1991	Q	I	95,000	U		1010	149,000		1010	110,400
BRAintree CO-OPERATIVE BANK		6939 0113	10-15-1989	U	V	1	D					1010	2,600
PETRONI & SON BUILDERS INC		3736 0209	05-15-1983	U	V	100,000	N						
								Total		425,900	Total		340,800
											Total		302,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			295,600
Appraised Xf (B) Value (Bldg)			28,000
Appraised Ob (B) Value (Bldg)			2,600
Appraised Land Value (Bldg)			155,300
Special Land Value			0
Total Appraised Parcel Value			481,500
Valuation Method			C
Total Appraised Parcel Value			481,500

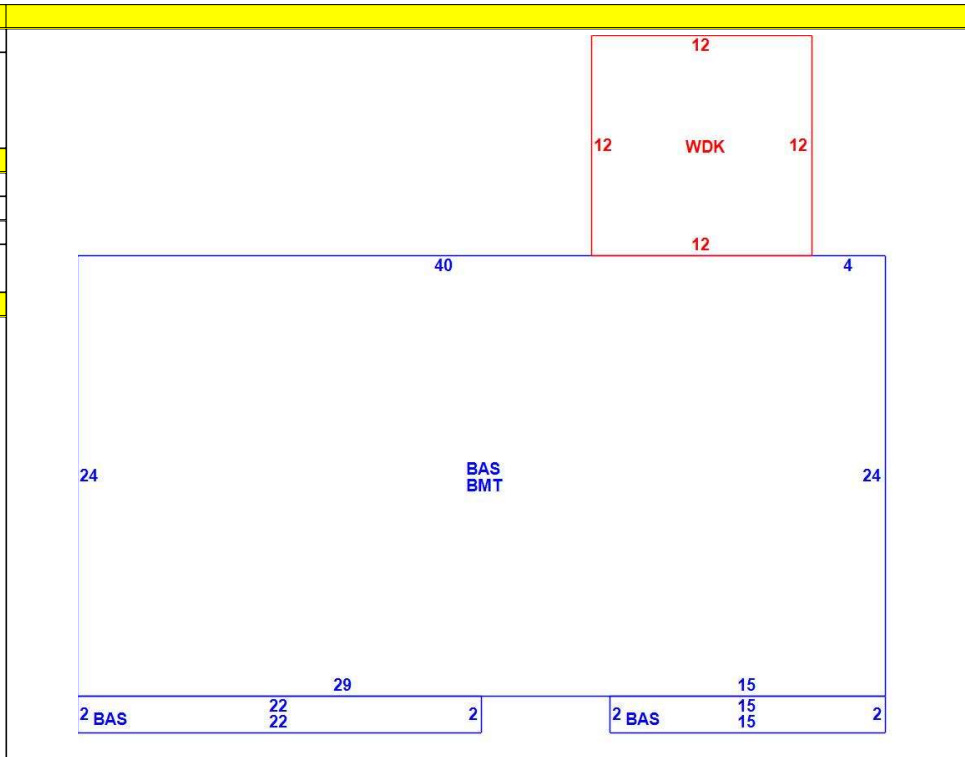
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1 B33790	12-16-2021 06-01-1990	835 DW	Sid/Wind/Roof/ Dwelling	3,528 50,000	03-15-1991	100 100	12-31-1991	SAME FOR SAME LIVING RO HY 1 STOR	05-04-2020 01-02-2018 02-16-2001 01-15-1991	WD KM SM ME		01 02	FR 03 00 01	Field Review Cycl Insp Comp Meas/Listed-Interior Acces Meas/Est

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	0.770 AC	176,344.00	1.27097	1.0000	5	1.00	0104	0.900		1.0000	201,719.9	155,300
Total Card Land Units					0.77	AC	Parcel Total Land Area					0.77	Total Land Value			155,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 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	343,723
Year Built	1990
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	295,600
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	2003		86		0.00	4,300
WDC	Wood Decking	L	144	20.00	2001		64		0.00	2,600
BMT	Basement-Unfi	B	1,056	26.01	2003		86		0.00	23,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,130	1,130	1,130	304.18	343,723
BMT	Basement Area	0	1,056	0	0.00	0
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,130	2,330	1,130		343,723

