

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
MARKOSYAN, GARY 52 HAZELHURST AVENUE NEWTON MA 02465		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	186,500	186,500	
			6 Septic			RES LAND	1010	142,000	142,000	
SUPPLEMENTAL DATA						Total				328,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 18 & 20 #DL 2 GIS ID F_986925_2698612				Plan Ref. 69/65 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MARKOSYAN, GARY		34728 199	12-08-2021	Q	I	360,000	00	Year	Code	Assessed	Year	Code	Assessed
ALJ REALTY CORPORATION		32557 0224	12-18-2019	Q	I	250,000	00	2023	1010	163,400	2022	1010	127,200
HILL, FATIMA		27093 0009	01-30-2013	U	I	114,000	1I		1010	129,100		1010	95,600
COSTA, MANUEL & ANNA & PATULAK, DAVID M		20377 0250	10-18-2005	Q	I	230,000	00					1010	1,300
		11054 0077	11-10-1997	U	I	1	1A	Total		292,500	Total		222,800
								Total			Total		201,600

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			
0105				HYAN	Appraised Bldg. Value (Card)	182,900	
					Appraised Xf (B) Value (Bldg)	2,300	
					Appraised Ob (B) Value (Bldg)	1,300	
					Appraised Land Value (Bldg)	142,000	
					Special Land Value	0	
					Total Appraised Parcel Value	328,500	
					Valuation Method	C	
					Total Appraised Parcel Value	328,500	

NOTES											VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
									05-08-2020	WD			FR	Field Review	
									03-04-2020	SAF			20	Sale Review	
									09-05-2017	SR	02		03	Cycl Insp Comp	
									04-22-2015	JR	03		03	Cycl Insp Comp	
									01-05-2006	GB	01		00	Meas/Listed-Interior Acces	
									03-08-2002	PT	01		00	Meas/Listed-Interior Acces	
									06-15-1980	ME	02		01	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	0.190 AC	176,344.00	4.23746	1.0000	5	1.00	0105	1.000		1.0000	747,257.7	142,000
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value			142,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	237,518
Year Built	1939
Effective Year Built	1989
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	182,900
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
WDC	Wood Decking	L	80	20.00	1988		38		0.00	1,300
FOP	Open Porch-ro	B	40	55.00	1984		77		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	840	840	840	282.76	237,518
FOP	Open Porch	0	40	0	0.00	0
WDK	Wood Deck	0	80	0	0.00	0
Ttl Gross Liv / Lease Area		840	960	840		237,518

