Property Location 40 NEWTON STREET | Map ID 308/ 168/ / / | Bldg Name | State Use 1010
Vision ID 25027 | Account # 221370 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/5/2024 4:24:03 PM

CURRENT OWNER

CUDDY, DENNIS & LYNCH, JANE C T
40 NEWTON STREET REALTY TRUS
23 NEWMAN WAY

ARLINGTON MA 02476

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	24291-A
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 2	PP STATU	
#DL 2			
GIS ID	F_986274_2698677	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	283,200	283,200
RES LAND	1010	150,300	150,300
Total		433,500	433,500

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
CUDDY, DENNIS & LYNCH, JANE C TRS	#D11489	0	09-20-2010	U	I	0	1
MATHEWSON, ELLEN CUDDY TR	C98336	0	09-15-1984	U	I	0	A
CUDDY, EDMUND F	C57298	0	01-02-1973	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	255,100	2022	1010	215,400	2021	1010	177,000
	1010	136,600		1010	101,200		1010	101,200
							1010	7,900
	Total	391,700		Total	316,600		Total	286,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	246,400
Appraised Xf (B) Value (Bldg)	28,900
Appraised Ob (B) Value (Bldg)	7,900
Appraised Land Value (Bldg)	150,300
Special Land Value	0
Total Appraised Parcel Value	433,500
Valuation Method	C
Total Appraised Parcel Value	433,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-2618	08-31-2018	835	Sid/Wind/Roof/	7,824		100		replace 13 block framed vinyl

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-07-2020	WD			FR	Field Review
09-26-2017	SR	01		03	Cycl Insp Comp
01-28-2014	JR	03		16	In Office Review
02-09-2011	DR	22		22	Change of Address
03-22-2002	PT	01		00	Meas/Listed-Interior Acces
04-15-1988	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	RB	4	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0105	1.000		1.0000	518,222.1	150,300

Total Card Land Units 0.29 AC | Parcel Total Land Area 0.29 | Total Land Value 150,300

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
Stories	1.15	1 Story w/FAT
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		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

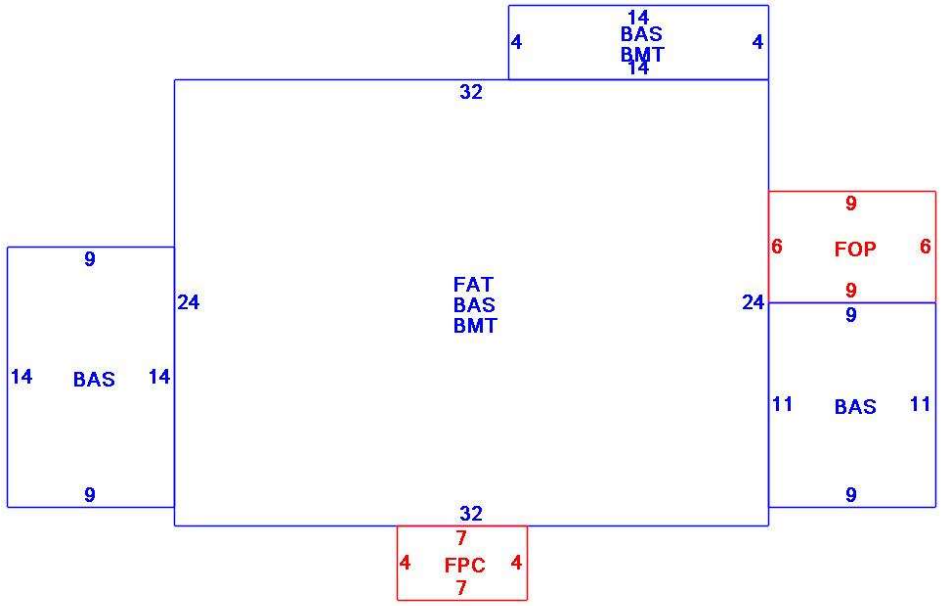
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	308,029
Year Built	1975
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	246,400
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
BRR	Bsmt Rec Rm-	B	200	8.05	1995		80		0.00	1,300
FGR2	Garage- Avg-	L	240	50.00	1985		66	00	1.00	7,900
FOP	Open Porch-ro	B	54	55.00	1995		80		0.00	2,800
BMT	Basement-Unfi	B	824	26.01	1995		80		0.00	18,500
FPL2	Fireplace 1.5 s	B	1	6000.00	1995		80		0.00	4,800
FOPC	Open Prch-roo	B	28	55.00	1995		80		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,049	1,049	1,049	264.63	277,597
BMT	Basement Area	0	824	0	0.00	0
FAT	Attic, Finished	115	768	115	39.63	30,432
FOP	Open Porch	0	54	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
	Ttl Gross Liv / Lease Area	1,164	2,723	1,164		308,029