

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
KASSAKIAN, JOHN G & WILMA R TR JOHN G KASSAKIAN TRUST-2006 31 BERKSHIRE ROAD  NEWTON MA 02460	1	Level	2	Public Water	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
			4	Gas			1	Excel View	RESIDNTL	1010	652,700	652,700	
			6	Septic			9	Rear Location	RES LAND	1010	2,294,200	2,294,200	
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID					Plan Ref. 267/10								
Split Zonin					Land Ct#								
BID Parcel					#SR								
ResExpt Q					Life Estate								
#DL 1 LOT 9					PP STATU								
#DL 2					Assoc Pid#								
GIS ID F_953184_2695427													
										Total	2,946,900	2,946,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KASSAKIAN, JOHN G & WILMA R TRS KASSAKIAN, JOHN G & WILMA R	27762	0200	10-17-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
	2925	0144	05-30-1979	U		0		2023	1010	556,200	2022	1010	455,900
									1010	2,093,800	2021	1010	1,196,600
								Total	2,650,000	Total	1,652,500	Total	1,602,400

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0118			MARSTM

NOTES												
This signature acknowledges a visit by a Data Collector or Assessor												
										<b>APPRAISED VALUE SUMMARY</b>		
										Appraised Bldg. Value (Card)	542,700	
										Appraised Xf (B) Value (Bldg)	47,900	
										Appraised Ob (B) Value (Bldg)	62,100	
										Appraised Land Value (Bldg)	2,294,200	
										Special Land Value	0	
										Total Appraised Parcel Value	2,946,900	
										Valuation Method	C	
										Total Appraised Parcel Value	2,946,900	

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
57340	11-27-2001	AD	Addition	225,000	02-12-2003	100	01-01-2003		08-16-2022	TR	01	1	03	Cycl Insp Comp
38764	05-28-1999	DK	Dock	12,000	03-31-2000	100	01-01-2000		11-16-2020	RB	03		16	In Office Review
B29802	08-01-1986	AD	Addition	30,000	01-15-1988	100	12-31-1988	MM ADD'N	06-08-2020	WD			FR	Field Review
B22105	04-01-1980	DW	Dwelling	0	01-15-1981	100	12-31-1981	MM 11/2 S	05-01-2019	TR	03		16	In Office Review
									12-06-2013	JR	03		20	Sale Review
									03-26-2008	NF	02		15	Abatement Review
									11-14-2005	PT	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	RF	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0118	12.500		1.0000	2,204,300	2,204,300
1	1010	Single Fam M-0	RF	3	0.500	AC 14,250.00	1.00000	1.0000	0	1.00	0118	12.500		1.0000	178,125	89,100
1	1010	Single Fam M-0	RF	3	0.330	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000		1.0000	2,375	800
Total Card Land Units					1.83	AC	Parcel Total Land Area					1.83	Total Land Value			2,294,200

**CONSTRUCTION DETAIL (CONTINUED)**

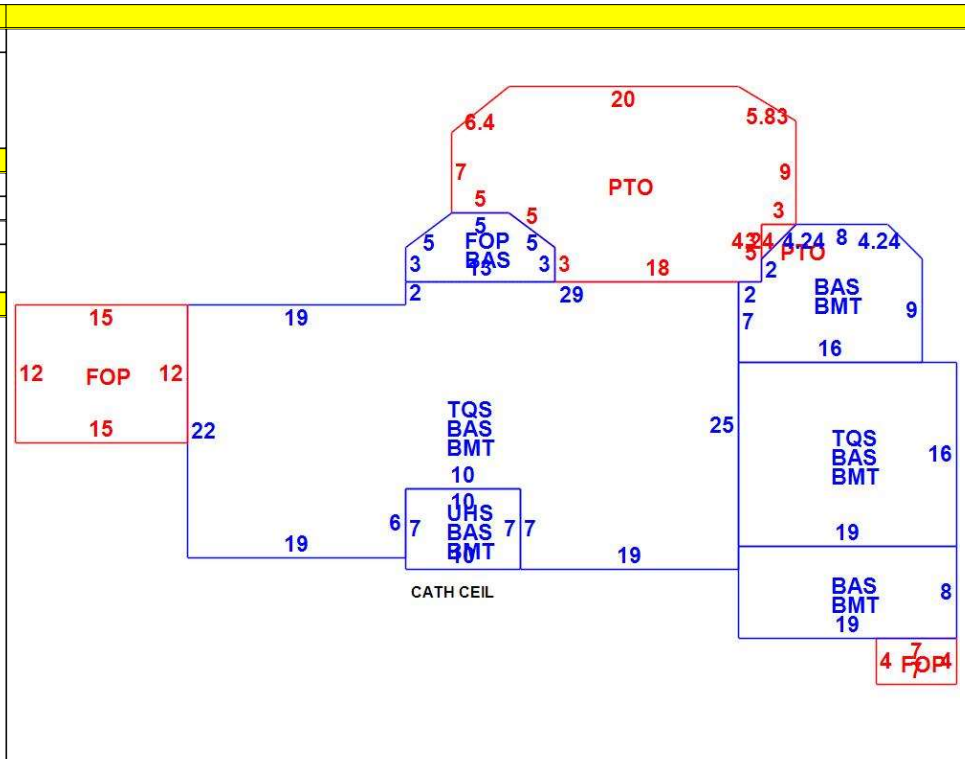
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	07	Gambrel			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 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	661,772
Year Built	1980
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	542,700
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	1	7000.00	1998		82		0.00	5,700
DKAV	Dock-Ave	L	1	100000.0	1999		60		0.00	60,000
PAT1	Patio- Average	L	434	5.89	1998		79		0.00	2,000
FOP	Open Porch-ro	B	274	55.00	1998		82		0.00	9,100
BMT	Basement-Unfi	B	1,772	26.01	1998		82		0.00	33,100
SHED	Shed	L	6	18.00	2000		62		0.00	100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,838	1,838	1,838	240.30	441,662
BMT	Basement Area	0	1,772	0	0.00	0
FOP	Open Porch	0	274	0	0.00	0
PTO	Patio	0	435	0	0.00	0
TQS	Three Quarter Story	895	1,377	895	156.18	215,064
UHS	Half Story, Unfinished	0	70	21	72.09	5,046
Ttl Gross Liv / Lease Area		2,733	5,766	2,754		661,772

