

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TUFANKJIAN, DAVID & GREGORY TR TUFANKJIAN, ELIZABETH ROSE TR ROSE T REALTY TRUST 25 CRESCENT ST BROCKTON MA 02301		1 Level	6 Septic	1 Paved	7 Waterfront	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 328,600 428,800	Assessed 328,600 428,800
			4 Gas		1 Excel View				
			2 Public Water						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_953707_2697714					Plan Ref. 62/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
						Total	757,400	757,400	

801  
FY2024  
BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TUFANKJIAN, DAVID & GREGORY TRS & JONES, CRAIG A T & PAMELA A F		15483 0269	08-16-2002	Q	I	729,000	00	Year	Code	Assessed	Year	Code	Assessed
YOUNG, MICHAEL J & NISSMAN, DEBRA		11781 0229	10-23-1998	Q	I	400,000	00	2023	1010	272,900	2022	1010	229,700
YOUNG, MICHAEL J		9071 0335	03-01-1994	U	I	1	1		1010	301,800		1010	256,200
YOUNG, MICHAEL J & SUSAN		7913 0086	03-11-1992	U	I	1	1					1010	64,100
		6033 0325	11-23-1987	Q	I	315,000	00	Total		574,700	Total		485,900
								Total			Total		445,400

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	241,000
Appraised Xf (B) Value (Bldg)	17,200
Appraised Ob (B) Value (Bldg)	70,400
Appraised Land Value (Bldg)	428,800
Special Land Value	0
Total Appraised Parcel Value	757,400
Valuation Method	C
Total Appraised Parcel Value	757,400

NOTES									

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
BLDR-22-65 B36671	06-13-2022 05-01-1994	804 WD	Addn Alt-Res Wood Deck	25,000 6,000	06-30-2023 01-15-1995	100 100	06-30-2023 12-31-1995	As seen on pictures remove sli MM DECK	08-03-2023 12-06-2021 06-02-2020 12-06-2013 10-05-2011 09-30-2011 09-18-2007	SR SR DM JR NF MK JR	02 02  03 03 02		02 03 FR 20 16 52 15	Bldg Permit Completed Cycl Insp Comp Field Review Sale Review In Office Review New Construction Abatement Review

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	0.160 AC	176,344.00	4.90299	1.0000	5	1.00	0110	3.100	ROW		1.0000	2,680,305
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			428,800

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style	03	Colonial								
Model	01	Residential								
Grade:	C	Average								
Stories	2	2 Stories								
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>							
Exterior Wall 2			Parcel Id		C	Owne	0.0			
Roof Structure	03	Gable/Hip			B	S				
Roof Cover	03	Asph/F GlS/Cmp	Adjust Typ	Code	Description	Factor%				
Interior Wall 1	03	Plastered	Condo Flr		Condo Unit					
Interior Wall 2			<b>COST / MARKET VALUATION</b>							
Interior Floor 1	12	Hardwood	Building Value New			330,074				
Interior Floor 2			Year Built			1940				
Heat Fuel	03	Gas	Effective Year Built			1984				
Heat Type	05	Hot Water	Depreciation Code			G				
AC Type	01	None	Remodel Rating							
Bedrooms	04	4 Bedrooms	Year Remodeled							
Full Baths	2		Depreciation %			27				
Half Baths	0		Functional Obsol			0				
Extra Fixtures			External Obsol			0				
Total Rooms	7	7 Rooms	Trend Factor			1				
Bath Style			Condition							
Kitchen Style			Condition %							
Occupancy			Percent Good			73				
Usrflid 105			RCNLD			241,000				
Accessory Apt			Dep % Ovr							
Foundation Alt	09	Blk/Pour Ftgs	Dep Ovr Comment							
Rms Prts			Misc Imp Ovr							
Bath Split	20	2 Full-0 Half	Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</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	1984		73		0.00	5,100
DKAV	Dock-Ave	L	1	100000.0	1993		48		0.00	48,000
FGR2	Garage- Avg-	L	400	50.00	1975		56	00	1.00	11,200
FPLG	Gas Fireplace-	B	1	2500.00	1984		73		0.00	1,800
FEP	Enclosed porc	B	240	70.00	1984		73		0.00	10,300
WDC	Deck comp w	L	168	28.00	2023		100		0.00	6,100
WDC	Deck composit	L	162	24.00	2023		100		0.00	5,100
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	652	652	652	248.55	162,055				
FEP	Enclosed Porch	0	240	0	0.00	0				
FUS	Upper Story	676	676	676	248.55	168,020				
WDK	Wood Deck	0	330	0	0.00	0				
Ttl Gross Liv / Lease Area		1,328	1,898	1,328		330,075				

