

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
GRUNIN, AVI J & YOUSEFZADEH-, N 172 POND BROOK ROAD NEWTON MA 02467		1 Sloping	2 Public Water	3 Unpaved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	448,500	448,500	
			6 Septic			RES LAND	1010	172,100	172,100	
SUPPLEMENTAL DATA						Total				620,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOTS 77, 86 & 87 #DL 2 GIS ID F_945042_2684275				Plan Ref. 2/11, 26/73 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)					
GRUNIN, AVI J & YOUSEFZADEH-, NORA		27867 0232	12-06-2013	Q	I	426,500	00	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN, LINDA		9883 0185	10-13-1995	Q	I	151,750	U	2023	1010	404,600	2022	1010	342,600
VISCARELLO, CLEMENT A & BARBARA A		9684 0096	05-26-1995	U	I	118,000	S		1010	170,000		1010	120,900
NEW BEDFORD INST FOR SAVING		9496 0003	12-23-1994	U	I	110,000	L					1010	3,600
COX, JERRY I & MARIE V		3718 0030	04-19-1983	Q	V	12,500	U	Total		574,600	Total		463,500
								Total			Total		415,700

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			
0106				COTUIT	Appraised Bldg. Value (Card)	386,000	
					Appraised Xf (B) Value (Bldg)	58,900	
					Appraised Ob (B) Value (Bldg)	3,600	
					Appraised Land Value (Bldg)	172,100	
					Special Land Value	0	
					Total Appraised Parcel Value	620,600	
					Valuation Method	C	
					Total Appraised Parcel Value	620,600	

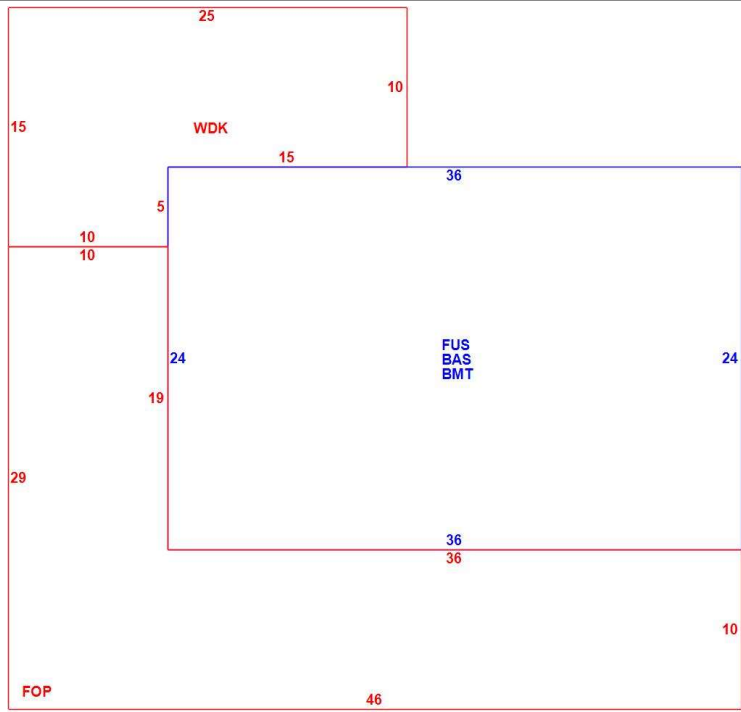
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201402889	05-19-2014	IN	Insulation	2,900	06-30-2014	100	06-30-2014	INSULATE ATTIC ; KNEEWAL		08-14-2021	CK	02		03	Cycl Insp Comp
61198	05-20-2002	NR	New Roof	5,000	06-30-2002	100	06-30-2002	REROOF STRIPPING OLD		06-03-2020	DM			FR	Field Review
B25567	09-01-1983	DW	Dwelling	75,000	05-15-1985	100	06-30-1985	CO 2 STOR		09-24-2014	JR	03		20	Sale Review
										04-09-2012	RB	03		03	Cycl Insp Comp
										02-16-2005	PT	01		00	Meas/Listed-Interior Acces
										10-24-2003	PT	02		01	Meas/Est
										07-09-1999	FS	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	RF	2	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0106	1.150		1.0000	637,307.2	172,100
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			172,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	1				
Half Baths	2				
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	12	1 Full-2 Half			

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

COST / MARKET VALUATION	
Building Value New	465,074
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	386,000
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
BFA1	Bsmt Fin-Goo	B	690	32.56	1999		83		0.00	18,600
WDC	Wood Decking	L	300	20.00	1999		60		0.00	3,600
FOP	Open Porch-ro	B	650	55.00	1999		83		0.00	20,400
BMT	Basement-Unfi	B	864	26.01	1999		83		0.00	19,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	268.63	232,097
BMT	Basement Area	0	864	0	0.00	0
FOP	Open Porch	0	650	0	0.00	0
FUS	Upper Story	864	864	864	268.63	232,097
WDK	Wood Deck	0	300	0	0.00	0
Ttl Gross Liv / Lease Area		1,728	3,542	1,728		464,194

