

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LEONARD, JAMES G & JANET TRS JANET & JAMES G LEONARD 2014 F 1212 GREENDALE AVE UNIT 314 NEEDHAM MA 02492				4	Rolling	2	Public Water	1	Paved	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 354,500 175,100	Assessed 354,500 175,100
				4	Gas								
				6	Septic								
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 33 #DL 2 GIS ID F_959902_2698229						Plan Ref. 212/153 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 529,600 529,600				

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LEONARD, KEVIN B & SARAH C				35929	285	08-09-2023	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LEONARD, JANET M				35929	274	08-09-2023	U	I	1	1F	2023	1010	306,100	2022	1010	268,700	2021	1010	218,400
LEONARD, JANET M				35929	270	08-09-2023	U	I	1	1F		1010	173,000		1010	123,000		1010	123,000
LEONARD, JAMES G & JANET TRS				29335	0059	12-15-2015	U	I	100	1F								1010	4,000
LEONARD, JAMES G & JANET M				19412	0052	01-04-2005	Q	I	340,000	00	Total		479,100	Total		391,700	Total		345,400

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			OSTVIL								
NOTES											
Appraised Bldg. Value (Card)				304,300							
Appraised Xf (B) Value (Bldg)				46,200							
Appraised Ob (B) Value (Bldg)				4,000							
Appraised Land Value (Bldg)				175,100							
Special Land Value				0							
Total Appraised Parcel Value				529,600							
Valuation Method				C							
Total Appraised Parcel Value				529,600							

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-23-11	09-12-2023	804	Addn Alt-Res	70,000		0		Renovate existing single family		03-31-2022	BM	22		22	Change of Address
19-1277	05-17-2019	804	Addn Alt-Res	4,000		100		bulhead foundation and bulkhe		05-26-2020	WD			FR	Field Review
17-660	03-14-2017	822	Insulation	3,100		100		Weatherization		01-12-2018	KM	02		03	Cycl Insp Comp
201207681	12-13-2012	RW	Repair Work	38,667	06-30-2013	100	06-30-2013	REPLC/REPAIR TRUSSES/G		12-07-2006	PT	02		14	Cyclical Inspection
										11-04-2005	GB	02		01	Meas/Est
										11-04-1998	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	RC	3	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0106	1.150				1.0000	500,252.6	175,100
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value					175,100	

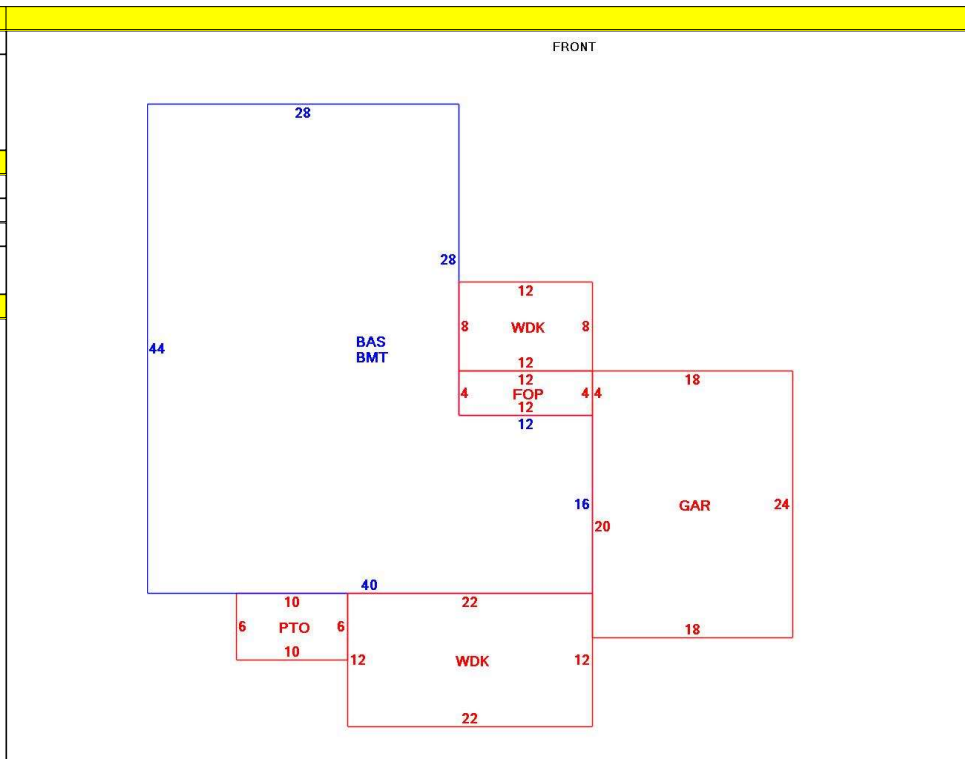
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	390,162
Year Built	1970
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	304,300
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
FPL1	Fireplace 1 sto	B	1	5000.00	1993		78		0.00	3,900
WDC	Wood Decking	L	360	20.00	1995		52		0.00	3,700
FOP	Open Porch-ro	B	48	55.00	1993		78		0.00	2,500
GAR	Attached Gara	B	432	40.00	1993		78		0.00	13,200
BMT	Basement-Unfi	B	1,424	26.01	1993		78		0.00	26,600
PAT1	Patio- Average	L	60	5.89	1993		74		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	273.99	390,162
BMT	Basement Area	0	1,424	0	0.00	0
FOP	Open Porch	0	48	0	0.00	0
GAR	Attached Garage	0	432	0	0.00	0
PTO	Patio	0	60	0	0.00	0
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		1,424	3,748	1,424		390,162

