

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
43 POINT HILL LLC				1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
					5 Well			RESIDENTL	1010	519,300	519,300	
52 HILLSIDE AVENUE					6 Septic			RES LAND	1010	537,800	537,800	
				SUPPLEMENTAL DATA								
NEWTON	MA	02465		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_959517_2729667	Plan Ref. 249/107 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)							
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed									
43 POINT HILL LLC	35349	090	09-07-2022	U	I	1	1F		2023	1010	481,900	2022	1010	405,500	2021	1010	338,200
MCMURRY, SUSAN J	35322	080	08-22-2022	Q	I	1,225,000	00			1010	378,800			321,600		1010	292,400
BBD GRIFFIN AVE LLC	34213	196	06-16-2021	Q	I	859,500	00									1010	12,800
COOKE, MICHAEL P & ELYSIA E	31994	0017	05-02-2019	Q	I	605,000	00										
TIMOH, TENDOH F & ALYSSA ANN MCCL	30544	0255	06-08-2017	Q	I	649,000	00										
				Total				860,700	Total	727,100	Total	643,400					

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				WBARNS

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			471,300
Appraised Xf (B) Value (Bldg)			35,200
Appraised Ob (B) Value (Bldg)			12,800
Appraised Land Value (Bldg)			537,800
Special Land Value			0
Total Appraised Parcel Value			1,057,100
Valuation Method			C
Total Appraised Parcel Value			1,057,100

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
19-1610	05-14-2019	835	Sid/Wind/Roof/	9,950	06-30-2020	100	06-30-2020	roof	09-25-2023	CK	03		16	In Office Review
16-3113	10-27-2016	822	Insulation	1,000	06-30-2017	100	06-30-2017	weatherization	06-14-2023	TR	02		20	Sale Review
B36558	03-01-1994	AD	Addition	12,000	01-15-1995	100	12-31-1995	WB GAR/SH	05-18-2020	DM			FR	Field Review
B35431	10-01-1992	DW	Dwelling	200,000	01-15-1994	100	12-31-1994	WB 2 STOR	03-10-2020	SAF			20	Sale Review
									05-03-2018	RB	03		16	In Office Review
									09-28-2016	KM	02		03	Cycl Insp Comp
									03-03-2015	JR	03		03	Cycl Insp Comp

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	5	0.810	AC 176,344.00	1.21279	1.0000	5	1.00	0110	3.100	TOPO ADJUSTMENT		1.0000	663,000.5
1	1010	Single Fam M-0	RF	5	0.350	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND		1.0000	2,375
Total Card Land Units					1.16	AC	Parcel Total Land Area					1.16	Total Land Value			537,800

