

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRIEDMAN, GERALD & CARR, DEBO  9 ABERDEEN STREET  NEWTON MA 02461		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	430,700	430,700
			6 Septic		2	RES LAND	1010	236,600	236,600
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Split Zonin		Plan Ref. 19/143					
BID Parcel		ResExpt Q NO APP:		Land Ct#					
#DL 1 LOT 34		#DL 2		Life Estate					
GIS ID F_942425_2684601		Assoc Pid#							
						Total		667,300	667,300

801  
 FY2025  
 BARNSTABLE, MA

# VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FRIEDMAN, GERALD & CARR, DEBORA		31935 0015	04-05-2019	U	I	380,000	1	Year	Code	Assessed	Year	Code	Assessed			
PONTIFEX, ROBERT A TR		22033 0320	05-17-2007	U	I	1	1A	2025	1010	430,700	2024	1010	428,100			
KREAM, RICHARD H TR		19244 0014	11-15-2004	U	I	10	1A		1010	236,600		1010	236,600			
KREAM, RICHARD H TR		8703 0015	07-30-1993	Q	I	10	00									
PONTIFEX, JAMES L & MURIEL B		1120 0227	07-03-1961	U		0										
								Total		667,300	Total		664,700	Total		591,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	355,300
Appraised Xf (B) Value (Bldg)	52,400
Appraised Ob (B) Value (Bldg)	23,000
Appraised Land Value (Bldg)	236,600
Special Land Value	0
Total Appraised Parcel Value	667,300
Valuation Method	C
Total Appraised Parcel Value	667,300

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
20-1226	05-14-2020	835	Sid/Wind/Roof/	5,000		100		Replace garage roof in kind.	06-04-2020	DM			FR	Field Review
19-1241	05-10-2019	804	Addn Alt-Res	150,000	10-01-2019	100	06-30-2019	Kitchen remodel, additional bat	02-19-2020	SAF			20	Sale Review
201103822	07-22-2011	WD	Wood Deck	2,100	11-07-2011	100	06-30-2012	DECK-24X10'6" HSE-4X14 EN	10-09-2019	SR	01		02	Bldg Permit Completed
56487	10-15-2001	NR	New Roof	4,500	12-05-2001	100	01-01-2002		09-26-2019	TR	03		16	In Office Review
B35742	04-01-1993	SH	Shed	1,500	01-15-1994	100	12-31-1994	CO SHED	04-04-2013	JR	03		15	Abatement Review
B22605	10-01-1980	AD	Addition	0	01-15-1982	100	12-31-1982	CO ADD'N	04-05-2012	RB	03		16	In Office Review
B19801	12-01-1977	AD	Addition	0	01-15-1978	100	12-31-1978	CO GAR	02-03-2012	RB	03		16	In Office Review

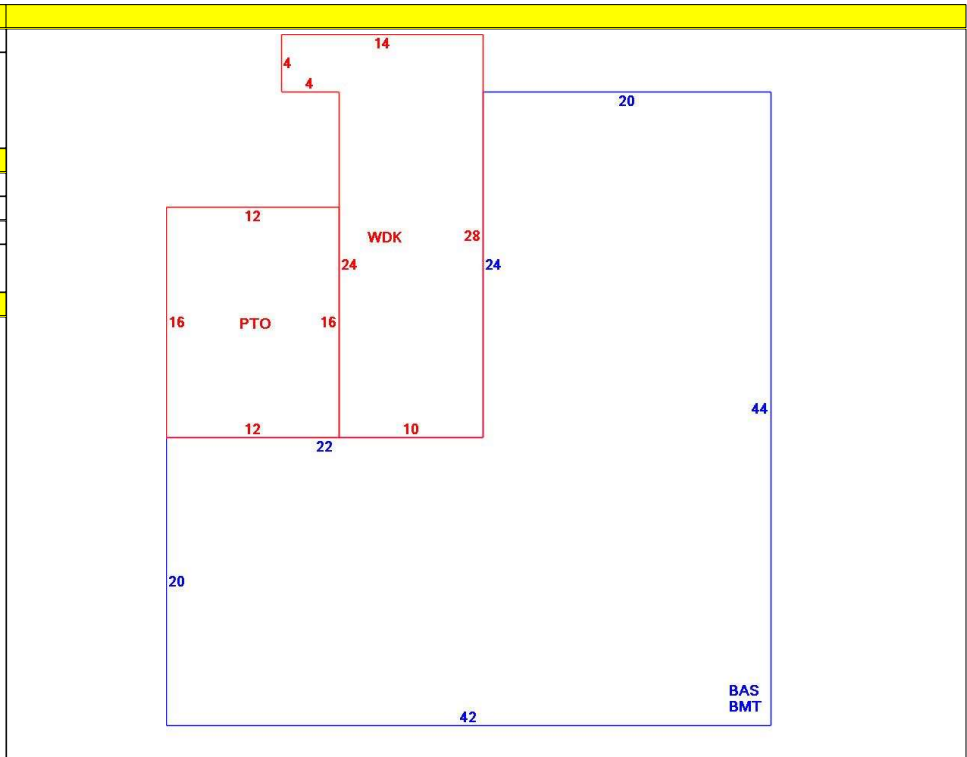
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF	2	0.680 AC	176,344.00	1.40956	1.0000	5	1.00	0107	1.400		1.0000	347,997.2	236,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
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	438,635
Year Built	1961
Effective Year Built	2000
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	355,300
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	1998		81		0.00	4,100
BFA1	Bsmt Fin-Goo	B	840	32.56	1998		81		0.00	22,200
FGR2	Garage- Avg-	L	484	50.00	1990		66	00	1.00	16,000
SHED	Shed	L	144	18.00	1990		42		0.00	1,100
PAT1	Patio- Average	L	192	5.89	1993		74		0.00	900
BMT	Basement-Unfi	B	1,320	26.01	1998		81		0.00	26,100
WDC	Wood Decking	L	296	20.00	2011		84		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,320	1,320	1,320	332.30	438,635
BMT	Basement Area	0	1,320	0	0.00	0
PTO	Patio	0	192	0	0.00	0
WDK	Wood Deck	0	296	0	0.00	0
Ttl Gross Liv / Lease Area		1,320	3,128	1,320		438,635

