

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PINTO, GREGORY J & JULIANNE P T JDC VINE AVENUE REALTY TRUST 76 RANDLETT PARK WEST NEWTON MA 02465		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 508,500 886,800	Assessed 508,500 886,800
			4 Gas						
			6 Septic		3				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1, LOT 2 #DL 2 GIS ID F_974655_2695953				Plan Ref. 345/68 Land Ct# 14323-B #SR Life Estate PP STATU Assoc Pid#		Total 1,395,300 1,395,300			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
PINTO, GREGORY J & JULIANNE P TRS		C221722	0	01-24-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PINTO, JULIANNE P		C192303	0	08-27-2010	Q	I	721,000	00	2025	1010	508,500	2024	1010	469,300	2023	1010	390,900	
TROY, JOHN D & BETTE M		13411	0241	12-06-2000	U	I	100	1A		1010	886,800		1010	886,800		1010	793,400	
TROY, JOHN D & BETTE M		C158380	0	07-14-2000	Q	I	235,000	00										
FRAZIER, MILTON K		C141403	0	07-15-1996	U	I	100	A										
Total									1,395,300		Total		1,356,100		Total		1,184,300	

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							
0113				CENVIL							
NOTES										APPRAISED VALUE SUMMARY	
										Appraised Bldg. Value (Card)	480,200
										Appraised Xf (B) Value (Bldg)	24,100
										Appraised Ob (B) Value (Bldg)	4,200
										Appraised Land Value (Bldg)	886,800
										Special Land Value	0
										Total Appraised Parcel Value	1,395,300
										Valuation Method	C
										Total Appraised Parcel Value	1,395,300

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	
66190	01-03-2003	AD	Addition	150,000	06-10-2004	100	01-01-2004		05-18-2020	WD			FR	Field Review	
									02-01-2018	SR	02		03	Cycl Insp Comp	
									06-10-2004	MF	02		02	Bldg Permit Completed	
									11-05-2001	PT	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	CBD	3	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0113	6.300		1.0000	4,926,769	886,800
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value				886,800

