

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION			
ZAKS, JAMES Y & KORSUNSKY, ANN 56 BARBARA ROAD NEEDHAM MA 02492	1	Level	2	Public Water	1	Paved	1	Water View	Description		Code	Assessed	Assessed
			4	Gas					RESIDENTL		1010	858,900	858,900
			6	Septic				3	RES LAND	1010	531,200	531,200	
SUPPLEMENTAL DATA													
Alt Prcl ID					Plan Ref. 305/46								
Split Zonin					Land Ct#								
BID Parcel					#SR								
ResExpt Q NO APP:					Life Estate								
#DL 1 LOT 28					PP STATU A:Active								
#DL 2					Assoc Pid#								
GIS ID F_974785_2696989													
Total										1,390,100	1,390,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ZAKS, JAMES Y & KORSUNSKY, ANNA	33349	0292	10-09-2020	U	I	699,000	1	Year	Code	Assessed	Year	Code	Assessed	
KOGUT, PAMELA S TR	33349	0296	01-31-2020	U	I	0	1F	2025	1010	858,900	2024	1010	804,600	
KOGUT, JUNE P & PAMELA S TRS	33349	0295	11-25-2019	U	I	0	1F		1010	531,200		1010	531,200	
KOGUT, MAURICE D & JUNE P & PAMEL	31368	0178	06-27-2018	U	I	0	1F							
KOGUT, MAURICE D & JUNE P TRS	11979	0040	01-08-1999	Q	I	350,000	00							
Total										1,390,100	Total	1,335,800	Total	1,098,300

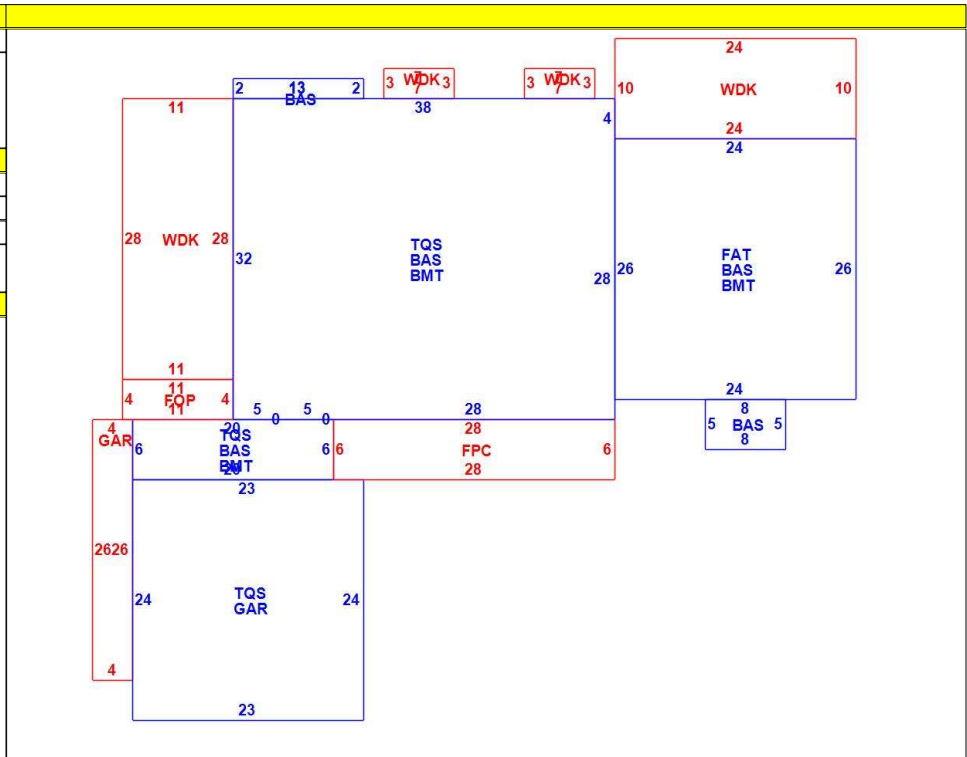
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0110				CENVIL	Appraised Bldg. Value (Card)	754,800		
					Appraised Xf (B) Value (Bldg)	89,700		
					Appraised Ob (B) Value (Bldg)	14,400		
					Appraised Land Value (Bldg)	531,200		
					Special Land Value	0		
					Total Appraised Parcel Value	1,390,100		
					Valuation Method	C		
					Total Appraised Parcel Value	1,390,100		

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
BLDR-20-36	01-08-2021	804	Addn Alt-Res	85,000	09-30-2021	100	09-30-2021	Add a full bathroom in replace	09-30-2021	TR	03		02	Bldg Permit Completed
44701	03-14-2000	RE	Remodel	8,000	02-14-2001	100	01-01-2001		06-03-2020	CK	22		22	Change of Address
37126	03-17-1999	AD	Addition	4,000	05-31-2000	100	01-01-2001		05-19-2020	WD			FR	Field Review
B29027	03-01-1986	DW	Dwelling	120,000	01-15-1988	100	01-15-1998	CE 11/2 S	10-30-2019	CK	22		22	Change of Address
									01-30-2018	SR	01		03	Cycl Insp Comp
									09-25-2015	JR	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	RC	3	0.730 AC	176,344.00	1.33091	1.0000	5	1.00	0110	3.100		1.0000	727,560.0	531,100	
1	1010	Single Fam M-0	RC	3	0.030 AC	2,375.00	1.00000	1.0000	0	1.00	WTLND	1.000	WETLAND	1.0000	2,375	100	
Total Card Land Units					0.76 AC	Parcel Total Land Area					0.76	Total Land Value					531,200

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
Parcel Id			C		Ownr 0.0
Adjust Type		Code	Description		Factor%
Condo Flr			B		S
Condo Unit					
			COST / MARKET VALUATION		
Building Value New				898,629	
Year Built				1987	
Effective Year Built				2003	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				16	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				84	
RCNLD				754,800	
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2001		84		0.00	5,000
BFA1	Bsmt Fin-Goo	B	760	32.56	2001		84		0.00	20,800
WDC	Deck comp w	L	590	28.00	2000		62		0.00	9,500
FOP	Open Porch-ro	B	44	55.00	2001		84		0.00	2,600
GAR	Attached Gara	B	656	40.00	2001		84		0.00	18,800
BMT	Basement-Unfi	B	1,960	26.01	2001		84		0.00	37,000
FOPC	Open Prch-roo	B	168	55.00	2001		84		0.00	5,500
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,026	2,026	2,026	268.49	543,957
BMT	Basement Area	0	1,960	0	0.00	0
FAT	Attic, Finished	94	624	94	40.45	25,238
FOP	Open Porch	0	44	0	0.00	0
FPC	Open Porch Conc. Floor	0	168	0	0.00	0
GAR	Attached Garage	0	656	0	0.00	0
TQS	Three Quarter Story	1,227	1,888	1,227	174.49	329,435
WDK	Wood Deck	0	590	0	0.00	0
Ttl Gross Liv / Lease Area		3,347	7,956	3,347		898,630

