

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
BERMAN, JOAN L TR 77 PLEASANT PINES AVENUE REALT 431 A DEDHAM STREET NEWTON MA 02459				1	Level	2	Public Water	1	Paved	1	Lake/Pond Fro	Description RESIDNTL RES LAND		Code 1010 1010		Assessed 706,000 1,064,100		Assessed 706,000 1,064,100		801 FY2025 BARNSTABLE, MA VISION			
						4	Gas			1	Excel View											3	
				SUPPLEMENTAL DATA																			
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 14 #DL 2 GIS ID F_974736_2710546						Plan Ref. 1/53 Land Ct# #SR Life Estate PP STATU Assoc Pid#													
				Total																		1,770,100	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
BERMAN, JOAN L TR				35625	91	01-20-2022	U	I	0		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
BERMAN, GEORGE M TR				21570	0146	12-01-2006	U	I	1		1A	2025	1010 1010	706,000 1,064,100	2024	1010 1010	729,000 1,064,100	2023	1010 1010	575,200 967,300			
BERMAN, GEORGE M				7880	0149	02-15-1992	U	I	400,000		L												
MURPHY, RICHARD N TR				7212	0314	06-15-1990	U	I	453,169		L												
BARNSTABLE COMMUNITY FED				7206	0328	06-15-1990	U	I	50,000		L												
Total												1,770,100		Total		1,793,100		Total		1,542,500			
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 Appraised Bldg. Value (Card) 634,200 Appraised Xf (B) Value (Bldg) 59,100 Appraised Ob (B) Value (Bldg) 12,700 Appraised Land Value (Bldg) 1,064,100 Special Land Value 0 Total Appraised Parcel Value 1,770,100 Valuation Method C Total Appraised Parcel Value 1,770,100											
Nbhd		Nbhd Name			B			Tracing			Batch												
0114											CENVIL												
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						
19-2740	09-10-2019	804	Addn Alt-Res	15,500	07-13-2020	100	06-30-2020	Remove existing Four Season				07-13-2020	SR	01		02	Bldg Permit Completed						
201107057	12-27-2011	RE	Remodel	25,000	06-30-2012	100	06-30-2012	RE - EXIST BTH				04-29-2020	WD			FR	Field Review						
												03-18-2015	NF	03		16	In Office Review						
												06-18-2014	RB	03		16	In Office Review						
												04-02-2014	NF	03		16	In Office Review						
												02-17-2010	PT	02		14	Cyclical Inspection						
												08-09-2007	JK	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	RD-	3	0.580	AC	176,344.00	1.60055	1.0000	5	1.00	0114	6.500	BEARSE POND				1.0000	1,834,612	1,064,100			
Total Card Land Units					0.58	AC	Parcel Total Land Area					0.58	Total Land Value					1,064,100					

Property Location 77 PLEASANT PINES AVE
Vision ID 16669 Account # 145328

Map ID 233/ 053/ // Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/20/2024 8:32:53 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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
FPL3	Fireplace 2 sto	B	1	7000.00	1999		82		0.00	5,700
BRR	Bsmt Rec Rm-	B	400	8.05	1999		82		0.00	2,600
WDC	Wood Decking	L	770	20.00	2000		62		0.00	8,700
GAR	Attached Gara	B	440	40.00	1999		82		0.00	14,000
BMT	Basement-Unfi	B	1,672	26.01	1999		82		0.00	31,600
FOP	Open Porch-ro	B	120	55.00	1999		82		0.00	5,200
DKPL	Pond Dock-Lig	L	1	4200.00	1993		48		0.00	2,000
WDC	Deck composit	L	48	24.00	2000		62		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,725	1,725	1,725	240.93	415,609	
BMT	Basement Area	0	1,692	0	0.00	0	
FAT	Attic, Finished	66	440	66	36.14	15,902	
FOP	Open Porch	0	120	0	0.00	0	
FUS	Upper Story	1,358	1,358	1,358	240.93	327,187	
GAR	Attached Garage	0	440	0	0.00	0	
UHS	Half Story, Unfinished	0	204	61	72.04	14,697	
WDK	Wood Deck	0	818	0	0.00	0	
Ttl Gross Liv / Lease Area		3,149	6,797	3,210		773,395	

