

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PITTEL, ARKADY & ELENA 101 WINTHROP RD UNIT 1 BROOKLINE MA 02445		2 Above Street	2 Public Water	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	287,700	287,700
			6 Septic			RES LAND	1010	154,200	154,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 31 #DL 2 GIS ID F_980064_2699124				Plan Ref. 340/92 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		441,900	441,900

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PITTEL, ARKADY & ELENA		29906 0185	09-01-2016	Q	I	279,000	00	Year	Code	Assessed	Year	Code	Assessed			
LOBAS, SCOTT & HANNELORE		16620 0313	03-24-2003	U	I	100	1F	2025	1010	287,700	2024	1010	285,000			
LOBAS, SCOTT & METZ-LOBAS, HANNE		10844 0314	07-10-1997	U	I	70,000	1B		1010	154,200		1010	154,200			
HUNTINGTON MORTGAGE COMPANY		10589 0202	01-29-1997	U	I	75,000	1L									
ELSNER, KRAFT D & ELISABETH		5434 0171	12-15-1986	Q	I	114,500	U									
Total								441,900		Total		439,200		Total		385,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch HYAN

NOTES			

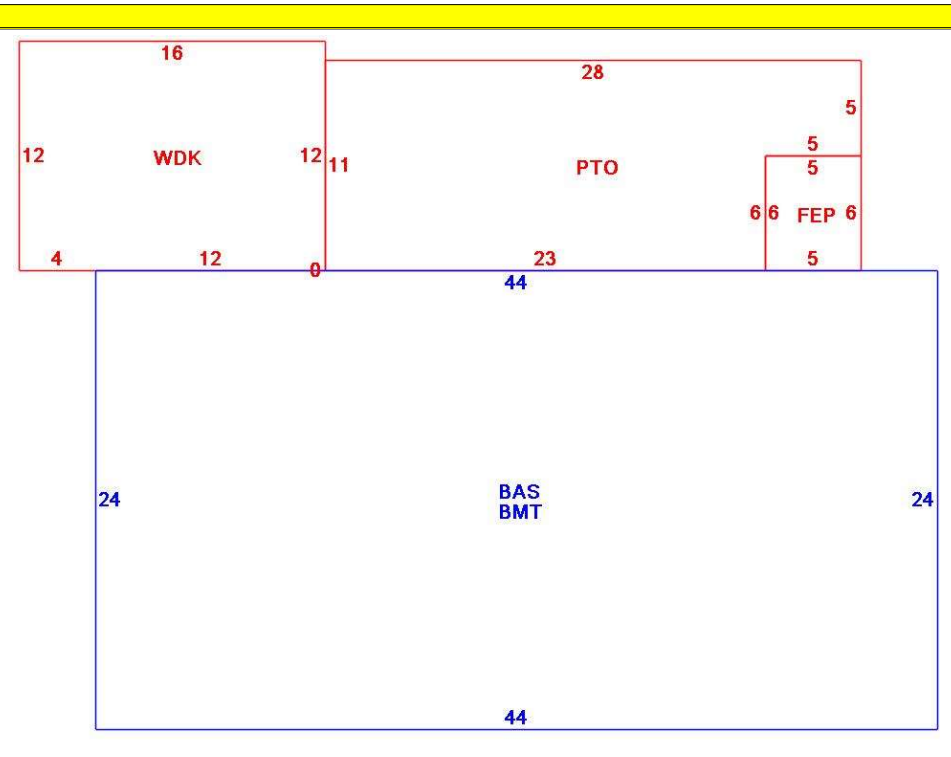
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									04-22-2020	WD			FR	Field Review
									02-20-2018	SR	02		03	Cycl Insp Comp

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	RB	4	0.410 AC	176,344.00	2.13291	1.0000	5	1.00	0105	1.000		1.0000	376,124.1	154,200
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			154,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	316,179
Year Built	1980
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	256,100
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
SHD2	Shed w/Elec	L	120	26.00	1990		42		0.00	1,300
WDC	Wood Decking	L	192	20.00	1998		58		0.00	2,700
BMT	Basement-Unfi	B	1,056	26.01	1998		81		0.00	22,300
FEP	Enclosed porc	B	30	70.00	1998		81		0.00	3,200
PAT2	Patio-Good	L	278	9.94	1993		74		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	299.41	316,179
BMT	Basement Area	0	1,056	0	0.00	0
FEP	Enclosed Porch	0	30	0	0.00	0
PTO	Patio	0	278	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,056	2,612	1,056		316,179

