

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RABEROV, YAKOV & MARGARET TR RABEROV REALTY TRUST 528 HUNNEWELL ST NEEDHAM MA 02494				1	1	1		Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
				Level	All Public	Paved		RESIDNTL	1010	538,800	538,800	
							4	RES LAND	1010	139,600	139,600	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_979923_2706813				Plan Ref. 425/30 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		678,400	678,400	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RABEROV, YAKOV & MARGARET TRS				35481	207	11-14-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RABEROV, YAKOV & MARGARET				28264	0032	07-15-2014	Q	I	364,000	00	2025	1010	538,800	2024	1010	539,600	2023	1010	465,100
CARPENTER, ELEANORE M				25323	0307	03-17-2011	U	I	0	1		1010	139,600		1010	139,600		1010	126,900
CARPENTER, PAUL J & ELEANORE M				10694	0104	04-11-1997	Q	I	145,000	00									
MARIANO, JOSEPH & ANNE L				9384	0192	09-15-1994	Q	I	145,000	U									
Total										678,400	Total	679,200	Total	592,000					

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							
0107				HYAN							

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	455,200				
												Appraised Xf (B) Value (Bldg)	77,400				
												Appraised Ob (B) Value (Bldg)	6,200				
												Appraised Land Value (Bldg)	139,600				
												Special Land Value	0				
												Total Appraised Parcel Value	678,400				
												Valuation Method	C				
												Total Appraised Parcel Value	678,400				

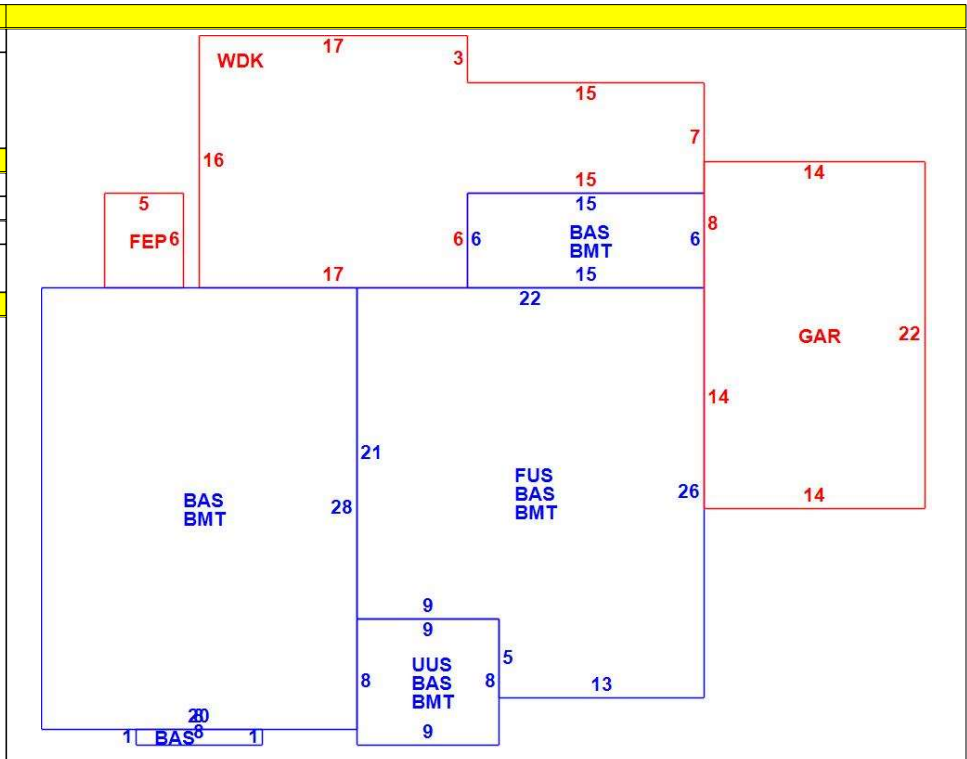
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
SHED-23-1	12-12-2023	863	Shed Registrati	0	04-26-2024	100	06-30-2024			04-26-2024	SR	02		03	Cycl Insp Comp
EXPR-22-5	04-15-2022	835	Sid/Wind/Roof/	4,579	06-30-2022	100	06-30-2022			07-06-2022	CK	03		02	Bldg Permit Completed
BLDR-21-15	12-20-2021	880	Alt-Int work-Res	44,000	04-15-2022	100	06-30-2022	Finish basement to be used a		04-28-2020	WD			FR	Field Review
75960	04-12-2004	NS	New Siding	4,750	08-02-2004	100	01-01-2005			03-20-2017	KM	02		03	Cycl Insp Comp
B33579	03-01-1990	DW	Dwelling	50,000	01-15-1993	100	12-31-1993	HY 1 STOR		02-01-2016	JR	03		15	Abatement 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-	4	0.170	AC	176,344.00	4.65505	1.0000	5	1.00	0105	1.000				1.0000	820,898.9	139,600
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value					139,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
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	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	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	523,242
Year Built	1994
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	455,200
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
FPLG	Gas Fireplace	B	1	2500.00	2005		87		0.00	2,200
WDC	Wood Decking	L	377	20.00	2002		66		0.00	4,800
GAR	Attached Gara	B	308	40.00	2005		87		0.00	11,800
BMT	Basement-Unfi	B	1,249	26.01	2005		87		0.00	26,900
BFA1	Bsmt Fin-Goo	B	1,149	32.56	2005		87		0.00	32,500
FEP	Enclosed porc	B	30	70.00			99		0.00	4,000
SHED	Shed	L	80	18.00	2023		98		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,257	1,257	1,257	283.60	356,485
BMT	Basement Area	0	1,249	0	0.00	0
FEP	Enclosed Porch	0	30	0	0.00	0
FUS	Upper Story	527	527	527	283.60	149,457
GAR	Attached Garage	0	308	0	0.00	0
UUS	Upper Story, Unfinished	0	72	61	240.27	17,300
WDK	Wood Deck	0	377	0	0.00	0
Ttl Gross Liv / Lease Area		1,784	3,820	1,845		523,242

