

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MUZYKIN, ROMAN & MARGARITA 60 HATFIELD ROAD NEWTON MA 02465		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	274,300	274,300
				2	Public Water			4		RES LAND	1010	135,000	135,000
SUPPLEMENTAL DATA										Total			
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		16/185					
#DL 1		LOT 29		Life Estate		PP STATU							
#DL 2				Assoc Pid#									
GIS ID		F_982974_2701350											

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MUZYKIN, ROMAN & MARGARITA		22963	0104	06-06-2008		U	I	182,000		1S		Year	Code	Assessed	Year	Code	Assessed				
WELLS FARGO BANK NA		22262	0205	08-14-2007		U	I	265,000		1L		2025	1010	274,300	2024	1010	271,800				
BUFFINGTON, SCOTT C & APRIL L		21395	0247	09-29-2006		U	I	1		1A			1010	135,000	2023	1010	135,000				
MYERS, RODGER O		14552	0174	12-10-2001		Q	I	183,000		00											
CANELOS, PHILLIP A & JULIE E		9283	0127	07-15-1994		Q	I	75,000		00											
Total												409,300		Total		406,800		Total		362,600	

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			
0104				HYAN			

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	246,000		
												Appraised Xf (B) Value (Bldg)	25,500		
												Appraised Ob (B) Value (Bldg)	2,800		
												Appraised Land Value (Bldg)	135,000		
												Special Land Value	0		
												Total Appraised Parcel Value	409,300		
												Valuation Method	C		
												Total Appraised Parcel Value	409,300		

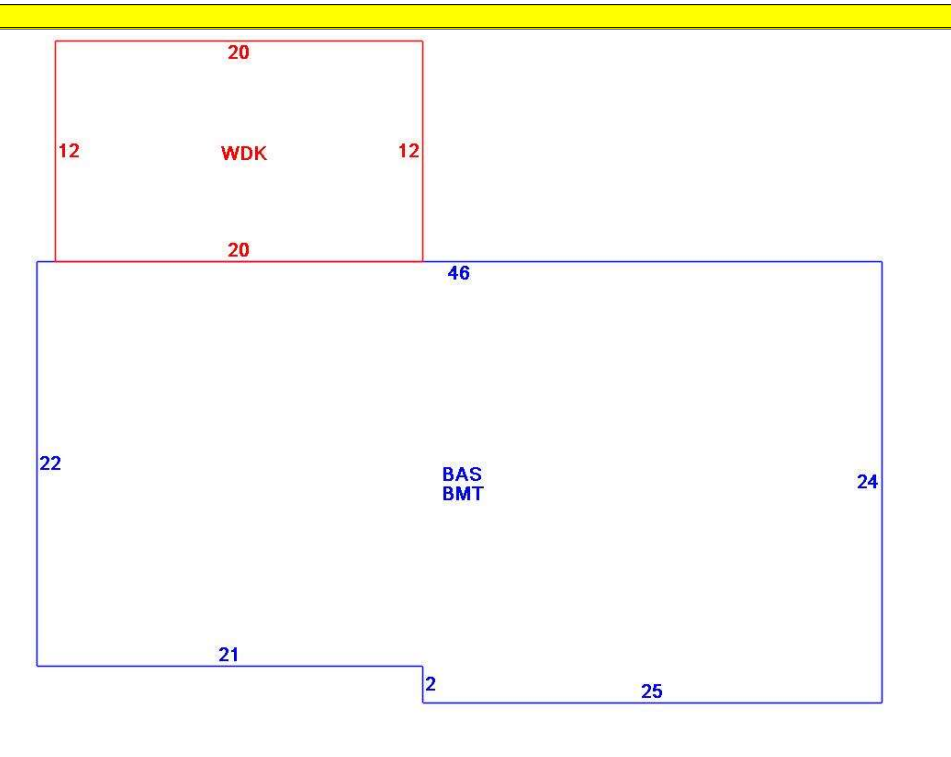
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
18-2278	07-18-2018	835	Sid/Wind/Roof/	15,000		100		Re-Roof (stripping old shingles	05-01-2020	WD			FR	Field Review	
59678	03-18-2002	RE	Remodel	4,000	09-11-2002	100	01-01-2003	HNDYCAP RMP/BATH NV	11-27-2017	SR	02		03	Cycl Insp Comp	
									06-19-2008	MA	22		22	Change of Address	
									01-02-2008	TP	03		16	In Office Review	
									08-09-2007	JK	22		22	Change of Address	
									02-27-2001	SM	01		00	Meas/Listed-Interior Acces	
									10-15-1987	ML	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	RB	4	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0104	0.900		1.0000	482,001.0	135,000	
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value					135,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	05	Hot Water			
AC Type	01	None			
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	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	315,435
Year Built	1972
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	246,000
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
FPL1	Fireplace 1 sto	B	1	5000.00	1994		78		0.00	3,900
WDC	Wood Decking	L	240	20.00	1996		54		0.00	2,800
BMT	Basement-Unfi	B	1,062	26.01	1994		78		0.00	21,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,062	1,062	1,062	297.02	315,435
BMT	Basement Area	0	1,062	0	0.00	0
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,062	2,364	1,062		315,435

