

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION			
COHEN, PHILLIP P & ANNA TRS & C UNCLE AL'S REALTY TRUST 127 HARTMAN ROAD NEWTON MA 02159				1	Level	6	Septic	1	Paved			Description		Code	Assessed		Assessed				
						4	Gas			RESIDNTL		1010	317,600		317,600						
						2	Public Water			4		RES LAND		1010	155,300		155,300				
SUPPLEMENTAL DATA																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT D #DL 2 GIS ID F_982909_2703162								Plan Ref. 471/31 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		472,900		472,900					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
COHEN, PHILLIP P & ANNA TRS & COHE COHEN, PHILLIP P & ANNA TRS COHEN, PHILLIP P & ANNA BRAINTREE CO-OPERATIVE BANK PETRONI & SON BUILDERS INC				34246		301	06-28-2021	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				12519		0190	09-03-1999	U	I	10		1F	2025	1010	317,600	2024	1010	326,200	2023	1010	276,900
				7670		0302	09-15-1991	Q	I	95,000		U		1010	155,300		1010	155,300		1010	149,000
				6939		0113	10-15-1989	U	V	1		D									
				3736		0209	05-15-1983	U	V	100,000		N	Total		472,900	Total		481,500	Total		425,900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	08	Raised Ranch									
Model	01	Residential									
Grade:	C	Average									
Stories	1	1 Story									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	11	Clapboard				Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description			Factor%
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2	05	Vinyl/Asphalt				Building Value New			337,994		
Heat Fuel	02	Oil				Year Built			1990		
Heat Type	05	Hot Water				Effective Year Built			2005		
AC Type	01	None				Depreciation Code			A		
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	1					Year Remodeled					
Half Baths	0					Depreciation %			15		
Extra Fixtures						Functional Obsol			0		
Total Rooms	5	5 Rooms				External Obsol			0		
Bath Style						Trend Factor			1		
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good			85		
Accessory Apt						RCNLD			287,300		
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	10	1 Full-0 Half				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	2003		85		0.00	4,300	
WDC	Wood Decking	L	144	20.00	2001		64		0.00	2,600	
BMT	Basement-Unfi	B	1,056	26.01	2003		85		0.00	23,400	
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