

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT													
SHORE, CARYLN & CORD M TRS BODICK NOMINEE TRUST 1418 COMMONWEALTH AVENUE NEWTON MA 02465												Description		Code	Assessed		Assessed		801 FY2025 BARNSTABLE, MA VISION						
										4		RESIDNTL		0105	146,700		146,700								
												RES LAND		0105	271,000		271,000								
												COMMERCE.		031J	310,700		310,700								
				SUPPLEMENTAL DATA																					
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCEL 2 #DL 2 GIS ID F_990089_2703622				Plan Ref. 257/55 Land Ct# #SR Life Estate PP STATU Assoc Pid#																	
												Total		728,400		728,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)												
SHORE, CARYLN & CORD M TRS BELL, JACK R & CAROLYN P TRS BELL, JACK R & CAROLYN P EDWIN ENTERPRISES INC				31495	0076	08-29-2018	U	I	550,000		T	2025	0105	Assessed	146,700	2024	0105	Assessed V	142,900	2023	0105	Assessed	142,900		
				15650	0191	09-26-2002	U	I	1		1A														
				4003	0204	01-15-1984	Q	I	200,000		00														
				1722	0059	09-15-1972	U		0																
												Total	728,400	Total	725,100	Total	725,100								
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		Appraised Bldg. Value (Card)												396,900			
CI11								HYAN		Appraised Xf (B) Value (Bldg)												24,300			
												Appraised Ob (B) Value (Bldg)												36,200	
												Appraised Land Value (Bldg)												271,000	
												Special Land Value												0	
												Total Appraised Parcel Value												728,400	
												Valuation Method												C	
												Total Appraised Parcel Value												728,400	
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								
201306005	08-30-2013	RW	Repair Work	2,500	06-30-2014	100	06-30-2014	REPAIRS FM WTR/FIRE DAM				07-02-2021	CK	02		03	Cycl Insp Comp								
201304966	08-09-2013	DE	Demolish	5,000	06-30-2014	100	06-30-2014	DEMO INT DUE TO WTR DM				09-04-2020	RB	03		16	In Office Review								
12374	12-01-1995	RE	Remodel	20,000	01-15-1996	100	06-30-1996	HY REMOD'				05-06-2020	GM	04		FR	Field Review								
11780	11-01-1995	NR	New Roof	3,000	01-15-1996	100	06-30-1996	HY ROOF				05-23-2012	DR	22		22	Change of Address								
B35724	03-01-1993	RE	Remodel	7,000	01-15-1994	100	06-30-1994	HY REMODE				05-23-2011	JR	01		03	Cycl Insp Comp								
B19207	05-01-1977	AD	Addition	0	01-15-1979	100	06-30-1979	HY ADD'N				07-14-2009	TP	03		16	In Office Review								
												06-01-2009	MK	02		14	Cyclical Inspection								
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	0105	Mix Use 3 Fam	TC	4	0.720	AC	330,000.00	1.03703	1.0000	C	1.00	CI11	1.100				1.0000	376,431	271,000						
Total Card Land Units					0.72	AC	Parcel Total Land Area					0.72	Total Land Value					271,000							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	23	Res Typ Com									
Model	01	Residential									
Grade:	C	Average									
Stories	2	2 Stories									
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	09	Pine/Soft Wood									
Interior Floor 2	14	Carpet									
Heat Fuel	03	Gas									
Heat Type	04	Hot Air									
AC Type	01	None									
Bedrooms											
Full Baths	0										
Half Baths	0										
Extra Fixtures											
Total Rooms											
Bath Style	02	Average									
Kitchen Style	02	Modernized									
Occupancy											
Sewer Occupan											
Accessory Apt											
Foundation Alt											
Rms Prts											
Bath Split											

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
PAV1	PAVING-ASP	L	2,000	3.00	1985		32		0.00	1,900
SGN2	DOUBLE SID	L	15	39.53	1994		50		0.00	300
BMT	Basement-Unfi	B	832	26.01	1975		65		0.00	15,200

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,196	1,196	1,196	114.50	136,942				
BMT	Basement Area	0	832	0	0.00	0				
TQS	Three Quarter Story	541	832	541	74.45	61,945				

Ttl Gross Liv / Lease Area		1,737	2,860	1,737		198,887
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14		32	
26	BAS	26	26
14		32	
		TQS BAS BMT	
		26	



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SHORE, CARYLN & CORD M TRS BODICK NOMINEE TRUST 1418 COMMONWEALTH AVENUE NEWTON MA 02465											Description		Code	Appraised		Assessed							
											RESIDNTL	0105	146,700		146,700								
								4			RES LAND	0105	271,000		271,000								
SUPPLEMENTAL DATA												COMMERC.		031J	310,700		310,700						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID						PARCEL 2		Plan Ref. 257/55 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		728,400		728,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
SHORE, CARYLN & CORD M TRS BELL, JACK R & CAROLYN P TRS BELL, JACK R & CAROLYN P EDWIN ENTERPRISES INC				31495 0076		08-29-2018		U	I	550,000		T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				15650 0191		09-26-2002		U	I	1		1A	2025	0105	146,700	2024	0105	142,900	2023	0105	142,900		
				4003 0204		01-15-1984		Q	I	200,000		00		0105	271,000		0105	271,000					
				1722 0059		09-15-1972		U		0				031J	310,700	031J	311,200	031J	311,200				
				Total								Total		728,400		Total		725,100		Total		725,100	
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		Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value													
CI11								HYAN															
NOTES																							
-GRAY-																							
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						
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value					
2	031J	MU JOB SHOP(	TC	4		0 SF	0.00	1.00000	0	1.00	CI11	1.100				0	0	0					
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.72					Total Land Value								271,000			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style	250		Job Shop(s)								
Model	95		SvcGar/Gar/JS								
Grade	C		Average								
Stories	1										
Occupancy	1.00					MIXED USE					
Exterior Wall 1	15		Concr/Cinder			Code	Description			Percentage	
Exterior Wall 2						031J	MU JOB SHOP(S)			100	
Roof Structure	03		Gable/Hip						0		
Roof Cover	03		Asph/F GlS/Cmp						0		
Interior Wall 1	01		Minimum			COST / MARKET VALUATION					
Interior Wall 2						RCN			382,327		
Interior Floor 1	03		Concr Finished								
Interior Floor 2											
Heating Fuel	02		Oil			Year Built			1940		
Heating Type	04		Hot Air			Effective Year Built			1986		
AC Type	01		None			Depreciation Code			A		
Size Adj Tbl	031J		MU JOB SHOP(S)			Remodel Rating					
Total Rooms						Year Remodeled					
Bedrooms	00					Depreciation %			30		
Full Bathrooms	0					Functional Obsol			0		
Bath Split	00		0 Full-0 Half			External Obsol					
Rms/Partitions	02		AVERAGE			Trend Factor			1		
Heat/AC	03		HEAT ONLY			Condition					
Frame Type	03		MASONRY			Condition %					
Baths/Plumbing	02		AVERAGE			Percent Good			70		
Ceiling/Wall	00		NONE			RCNLD			267,600		
Common Wall	00		0%			Dep % Ovr					
Wall Height	14.00					Dep Ovr Comment					
1st Floor Use:	032L					Misc Imp Ovr					
Sewer Occupan						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	% Good	Grade	Grade Adj	Appr. Value	
UST	Utility Storage-a	B	760	17.11	1974		70		0.00	9,100	
PAV1	PAVING-ASPH	L	21,420	3.00	1996		44		0.00	28,300	
SGN3	DBL SIDED W/I	L	36	199.92	1990		32		0.00	2,300	
FNC1	Fence C.L. 6' Vi	L	400	26.45	1990		32		0.00	3,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor				3,116	3,116	3,116	76.62	238,744		
SDA	Fin Display Area				1,408	1,408	1,760	95.77	134,849		
UST	Utility Enclosure				0	760	114	11.49	8,735		
Ttl Gross Liv / Lease Area					4,524	5,284	4,990		382,329		