

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							801 FY2025 BARNSTABLE, MA VISION		
KASSAKIAN, JOHN G & WILMA R TR JOHN G KASSAKIAN TRUST-2006 31 BERKSHIRE ROAD NEWTON MA 02460				1	Level	2	Public Water	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed				
						4	Gas			1	Excel View	RESIDENTL	1010	693,200		693,200					
						6	Septic			6	Rear Location	RES LAND	1010	2,294,200		2,294,200					
SUPPLEMENTAL DATA																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 9 #DL 2 GIS ID F_953184_2695427								Plan Ref. 267/10 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		2,987,400		2,987,400					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KASSAKIAN, JOHN G & WILMA R TRS KASSAKIAN, JOHN G & WILMA R				27762	0200	10-17-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				2925	0144	05-30-1979	U		0		2025	1010	693,200	2024	1010	652,700	2023	1010	556,200		
											1010	2,294,200	2,294,200			2,093,800					
				Total						Total		2,987,400		Total		2,946,900		Total		2,650,000	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount		Code	Description		Number	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card)583,700 Appraised Xf (B) Value (Bldg)47,400 Appraised Ob (B) Value (Bldg)62,100 Appraised Land Value (Bldg)2,294,200 Special Land Value0 Total Appraised Parcel Value2,987,400 Valuation MethodC Total Appraised Parcel Value2,987,400						
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name			B			Tracing			Batch										
0118											MARSTM										
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		
57340		11-27-2001		AD	Addition		225,000	02-12-2003	100	01-01-2003				08-16-2022	TR	01	1	03	Cycl Insp Comp		
38764		05-28-1999		DK	Dock		12,000	03-31-2000	100	01-01-2000				11-16-2020	RB	03		16	In Office Review		
B29802		08-01-1986		AD	Addition		30,000	01-15-1988	100	12-31-1988		MM ADD'N		06-08-2020	WD			FR	Field Review		
B22105		04-01-1980		DW	Dwelling		0	01-15-1981	100	12-31-1981		MM 11/2 S		05-01-2019	TR	03		16	In Office Review		
														12-06-2013	JR	03		20	Sale Review		
														03-26-2008	NF	02		15	Abatement Review		
														11-14-2005	PT	02		01	Meas/Est		
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		RF	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0118	12.500				1.0000	2,204,300	2,204,300	
1	1010	Single Fam M-0		RF	3	0.500	AC	14,250.00	1.00000	1.0000	0	1.00	0118	12.500				1.0000	178,125	89,100	
1	1010	Single Fam M-0		RF	3	0.330	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000				1.0000	2,375	800	
Total Card Land Units						1.83	AC	Parcel Total Land Area				1.83					Total Land Value				2,294,200

A photograph of a two-story house with a gambrel roof, surrounded by lush green trees. A small blue car is parked in the driveway in front of the house. The house has a mix of brick and siding, with a white porch on the right side. The roof features several skylights. The scene is set in a wooded area with a clear blue sky.

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,838	1,838	1,838	261.66	480,926
BMT	Basement Area	0	1,772	0	0.00	0
FOP	Open Porch	0	274	0	0.00	0
PTO	Patio	0	435	0	0.00	0
TQS	Three Quarter Story	895	1,377	895	170.07	234,183
UHS	Half Story, Unfinished	0	70	21	78.50	5,495
Ttl Gross Liv / Lease Area		2,733	5,766	2,754		720,604