

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CHINIARA, JOHN & ELLEN V 233 CLARK ROAD BROOKLINE MA 02995		3	Below Street	6	Septic	1	Paved	1	Lake/Pond Fro	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 1,487,300 706,000	Assessed 1,487,300 706,000
		4	Rolling	4	Gas								
				2	Public Water			6					
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 80 #DL 2 GIS ID F_953070_2705706					Plan Ref. 309/68 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total 2,193,300 2,193,300			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CHINIARA, JOHN & ELLEN V		33217	0070	08-31-2020		Q	I	1,400,000		00		2025	1010	1,487,300	2024	1010	1,318,300	2023	1010	1,118,800
TESCONI, LEE & CAROL S		12681	0272	11-23-1999		Q	I	562,000		00			1010	706,000		1010	538,200		1010	633,800
DIANA, CHARLES L TR		12681	0259	11-23-1999		U	I	0		1										
DIANA, GINA L TR		10313	0135	07-23-1996		U	I	100		A										
DIANA, CHARLES L		7634	0194	08-02-1991		U	I	150,000		L										
Total										2,193,300		Total		1,856,500		Total		1,752,600		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0111				MARSTM

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,402,500
Appraised Xf (B) Value (Bldg)	74,100
Appraised Ob (B) Value (Bldg)	10,700
Appraised Land Value (Bldg)	706,000
Special Land Value	0
Total Appraised Parcel Value	2,193,300
Valuation Method	C
Total Appraised Parcel Value	2,193,300

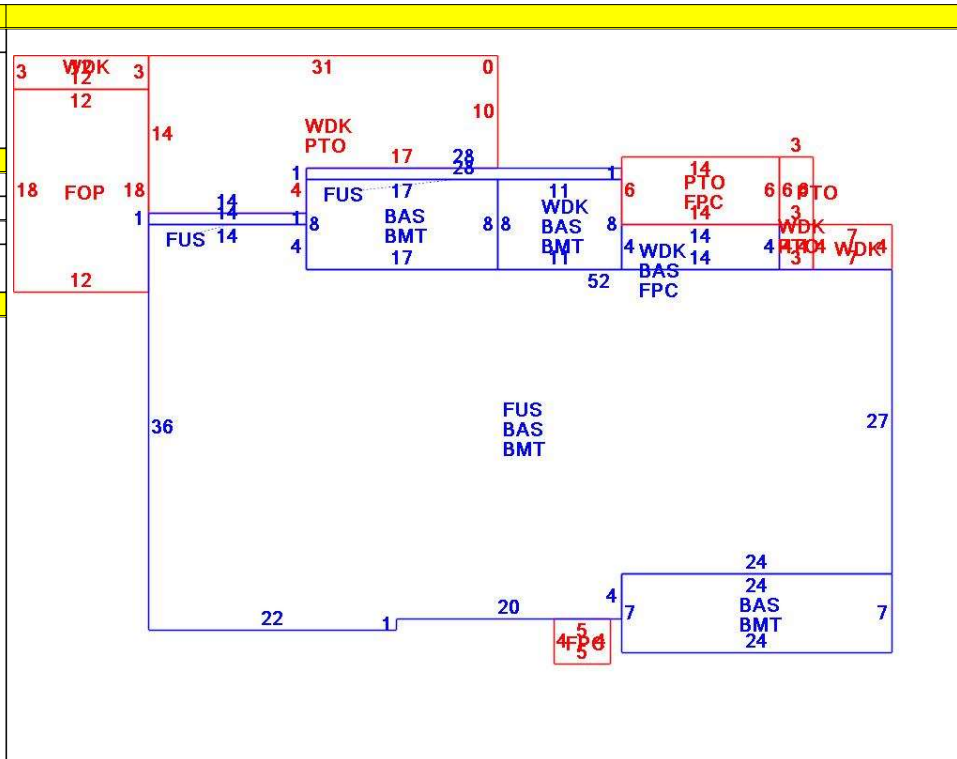
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201001395	04-12-2010	OT	Other	28,000	08-13-2010	100	06-30-2011	12 X 18 SCRIN IN EXIST WDK	05-12-2020	LS			FR	Field Review
36540	02-18-1999	WD	Wood Deck	3,900	01-01-2000	100	01-01-2000		07-10-2018	SR	02		03	Cycl Insp Comp
31662	06-19-1998	RW	Repair Work	7,000	06-22-1999	100	12-31-1999		01-03-2011	RB	03		02	Bldg Permit Completed
B34791	01-01-1992	DW	Dwelling	250,000	01-15-1993	100	12-31-1993	MM 2 STOR	08-13-2010	MK	02		52	New Construction
									04-30-2007	TP	03		52	New Construction
									08-31-2006	PT	01		14	Cyclical Inspection
									02-10-2006	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	0111	4.000	HAMBLIN POND		1.0000	705,376
1	1010	Single Fam M-0	RF	3	0.010	AC 14,250.00	1.00000	1.0000	0	1.00	0111	4.000			1.0000	57,000
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			706,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	1,492,065
Year Built	1992
Effective Year Built	2016
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	94
RCNLD	1,402,500
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
FPL3	Fireplace 2 sto	B	1	7000.00	2004		94		0.00	6,600
BGR3	3 Stall Bmt Ga	B	1	4162.00	2004		94		0.00	3,900
WDC	Wood Decking	L	586	20.00	2007		76		0.00	8,300
PAT1	Patio- Average	L	480	5.89	2007		88		0.00	2,400
FOP	Open Porch-ro	B	216	55.00	2004		94		0.00	8,800
BMT	Basement-Unfi	B	2,420	26.01	2004		94		0.00	48,800
FOPC	Open Prch-roo	B	160	55.00	2004		94		0.00	6,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,476	2,476	2,476	328.22	812,660
BMT	Basement Area	0	2,420	0	0.00	0
FOP	Open Porch	0	216	0	0.00	0
FPC	Open Porch Conc. Floor	0	160	0	0.00	0
FUS	Upper Story	2,070	2,070	2,070	328.22	679,405
PTO	Patio	0	480	0	0.00	0
WDK	Wood Deck	0	586	0	0.00	0
Ttl Gross Liv / Lease Area		4,546	8,408	4,546		1,492,065

