

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBOCK, KEVIN & CHERYL 165 BEAUFORT AVENUE NEEDHAM MA 02492		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
		4 Gas			2	RESIDENTL	1010	321,100	321,100
						RES LAND	1010	178,100	178,100
SUPPLEMENTAL DATA									
Alt Prcl ID			Plan Ref. 124/95						
Split Zonin			Land Ct#						
BID Parcel			#SR						
ResExpt Q			Life Estate						
#DL 1 LOT 140A			PP STATU						
#DL 2			Assoc Pid#						
GIS ID F_944478_2686840						Total 499,200 499,200			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROBOCK, KEVIN & CHERYL		34751 349	12-15-2021	U	I	595,000	1	Year	Code	Assessed	Year	Code	Assessed
CANNON, DONALD E & LAURA W		20421 0336	10-31-2005	Q	I	397,500	00	2025	1010	321,100	2024	1010	314,300
DALEY, KAREN A		13829 0040	05-14-2001	Q	I	317,000	00		1010	178,100	2023	1010	270,600
DAHAN, SUSAN B		11324 0097	03-31-1998	Q	I	140,000	00						
REINHART, GEORGE F & STACY		7891 0313	02-15-1992	Q	I	125,000	U						
Total								499,200	Total	492,400	Total	446,600	

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
0106			COTUIT

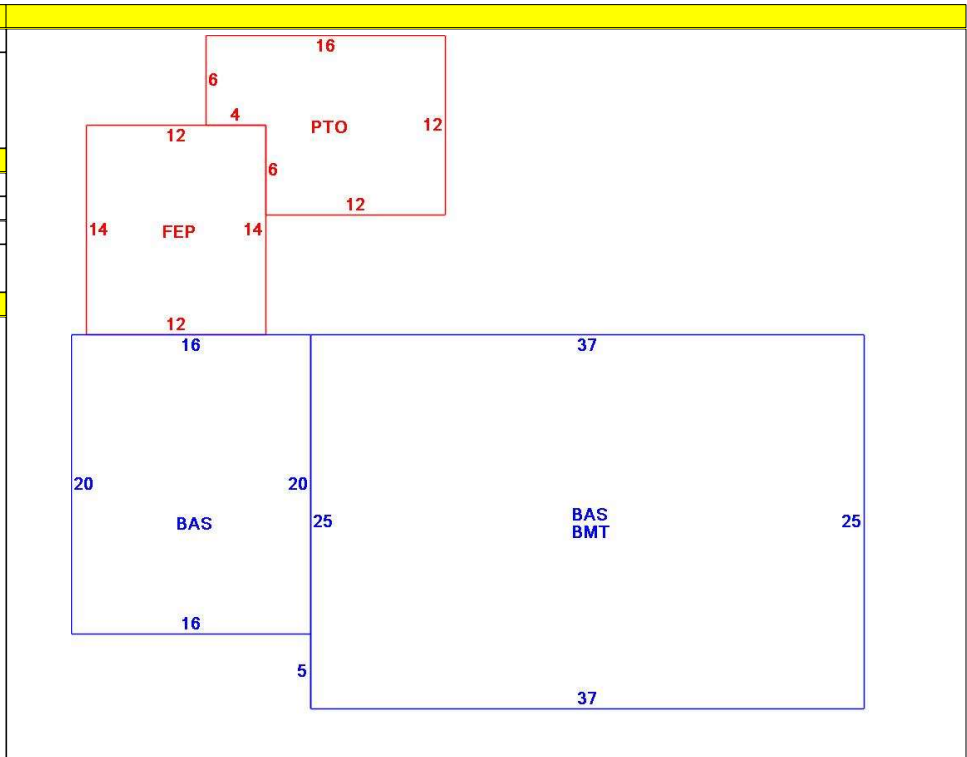
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	281,400
Appraised Xf (B) Value (Bldg)	34,200
Appraised Ob (B) Value (Bldg)	5,500
Appraised Land Value (Bldg)	178,100
Special Land Value	0
Total Appraised Parcel Value	499,200
Valuation Method	C
Total Appraised Parcel Value	499,200

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
201501254	04-13-2015	AD	Addition	40,000	07-27-2015	100	06-30-2015	CONSTRUCT NEW 12X14 SL	02-07-2022	BM	03		16	In Office Review
201003030	06-17-2010	NR	New Roof	6,000	06-30-2010	100	06-30-2010	REROOF STRIPPING OLD	05-26-2020	DM			FR	Field Review
200901861	04-30-2009	NW	New Windows	2,900	06-30-2009	100	06-30-2009	REPL WIND UV .35	04-10-2018	MS	03		16	In Office Review
17414	08-21-1996	RE	Remodel	2,000	07-15-1997	100	01-01-1997	REPL WINDOWS 3RMS	12-08-2015	SR	02		02	Bldg Permit Completed
B22385	07-01-1980	AD	Addition	0	01-15-1981	100	06-30-1981	CO ADD'N	08-26-2013	RB	03		03	Cycl Insp Comp
									11-03-2010	DR	22		22	Change of Address
									12-22-2005	JS	02		49	N/C - Cyclical Insp.

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	2	0.430 AC	176,344.00	2.04234	1.0000	5	1.00	0106	1.150	ABUTS GOLF COURSE		1.0000	414,179.1	
Total Card Land Units					0.43 AC	Parcel Total Land Area					0.43	Total Land Value					178,100

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	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 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			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		380,235			
Year Built		1950			
Effective Year Built		1990			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		26			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		74			
RCNLD		281,400			
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
BMT	Basement-Unfi	B	925	26.01	1988		74		0.00	18,600
PATF	Flagstone Pav	L	168	30.00	2015		96		0.00	5,500
FEP	Enclosed porc	B	168	70.00	1988		74		0.00	8,400
BFA1	Bsmt Fin-Goo	B	300	32.56			74		0.00	7,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,245	1,245	1,245	305.41	380,235
BMT	Basement Area	0	925	0	0.00	0
FEP	Enclosed Porch	0	168	0	0.00	0
PTO	Patio	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,245	2,506	1,245		380,235

