

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
FOTI, VALENTINE P & CHRISTINE G 31 ROCKY WOODS ROAD HOPKINTON MA 01748		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	458,400	458,400		
			6 Septic			RES LAND	1010	218,200	218,200		
SUPPLEMENTAL DATA						Total				676,600	676,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 41 #DL 2 GIS ID F_944567_2690104				Plan Ref. 271/56 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FOTI, VALENTINE P & CHRISTINE G		26758	0197	10-12-2012	U	I	270,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NEWTON, GILBERT & PARKER, D & BAL		26758	0193	10-12-2012	U	I	0	1A	2023	1010	400,400	2022	1010	346,700	2021	1010	279,200
NEWTON, JOHN E & HAZEL R		24417	0065	03-12-2010	U	I	100	1A		1010	198,400		1010	136,400		1010	138,500
NEWTON, JOHN E & HAZEL R		2962	0055	08-03-1979	U		0		Total		598,800	Total		483,100	Total		424,800

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										
0107				COTUIT										

NOTES										APPRAISED VALUE SUMMARY									
										Appraised Bldg. Value (Card)						395,100			
										Appraised Xf (B) Value (Bldg)						56,200			
										Appraised Ob (B) Value (Bldg)						7,100			
										Appraised Land Value (Bldg)						218,200			
										Special Land Value						0			
										Total Appraised Parcel Value						676,600			
										Valuation Method						C			
										Total Appraised Parcel Value						676,600			

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				
18-148	01-23-2018	835	Sid/Wind/Roof/	3,600		100		REPLACEMENT WINDOWS		05-27-2020	DM			FR	Field Review				
201503040	05-26-2015	WD	Wood Deck	9,500	07-02-2015	100	06-30-2015	NEW DECK 34X12		07-15-2015	SR	02		02	Bldg Permit Completed				
201407666	11-19-2014	AD	Addition	101,000	07-02-2015	100	06-30-2015	ADDITION - BEDROOM, BAT		04-13-2015	RB	01		13	CALL BACK				
B27893	05-02-1985	AD	Addition	2,500	12-15-1985	100	06-30-1985	CO ADD'N		02-20-2014	SR	02		03	Cycl Insp Comp				
B27893A	05-01-1985	WD	Wood Deck	0	12-15-1985	100	06-30-1985	CO DECK		08-27-2013	RB	03		03	Cycl Insp Comp				
B22945	03-01-1981	DW	Dwelling	0	01-15-1982	100	06-30-1982	CO 1 STOR		03-29-2005	PT	02		01	Meas/Est				
										09-26-2002	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	2	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0107	1.400				1.0000	474,330.0	218,200
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value					218,200	

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	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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		481,784
Year Built		1981
Effective Year Built		1996
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		395,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		82		0.00	4,100
FEP	Enclosed porc	B	192	70.00	1998		82		0.00	10,000
GAR	Attached Gara	B	336	40.00	1998		82		0.00	11,800
BMT	Basement-Unfi	B	1,344	26.01	1998		82		0.00	26,800
FOPC	Open Prch-roo	B	60	55.00	1998		82		0.00	2,700
WDC	Wood Decking	L	408	20.00	2014		90		0.00	7,100
FOP	Open Porch-ro	B	9	55.00	1998		82		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,719	1,719	1,719	280.27	481,784
BMT	Basement Area	0	1,344	0	0.00	0
FEP	Enclosed Porch	0	192	0	0.00	0
FOP	Open Porch	0	9	0	0.00	0
FPC	Open Porch Conc. Floor	0	60	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDK	Wood Deck	0	408	0	0.00	0
Ttl Gross Liv / Lease Area		1,719	4,068	1,719		481,784

