

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
HEDBERG, BRIAN D & HELEN T 45 LAUREL DRIVE NEEDHAM MA 02492		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	656,200	656,200		
			6 Septic			RES LAND	1010	381,700	381,700		
SUPPLEMENTAL DATA						Total				1,037,900	1,037,900
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel				Land Ct# 39143-A							
ResExpt Q				#SR							
#DL 1 LOT 2				Life Estate							
#DL 2				PP STATU							
GIS ID F_968536_2696185				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
HEDBERG, BRIAN D & HELEN T	C200590	0	06-10-2013	Q	I	475,000	00	2023	1010	557,600	2022	1010	464,600	2021	1010	426,800
GRAHAM, ROLLA R & RITA R TRS	C194678	0	07-05-2011	U	I	1	1F		1010	355,400		1010	248,100		1010	271,000
GRAHAM, ROLLA R & RITA R	C129508	0	03-15-1993	U	V	71,000	P								1010	11,100
RAFS LP	C123788	0	07-15-1991	U	V	10	B									
SILVIA & SILVIA ASSOCIATES	C110489	0	04-15-1987	U	V	1	A									
Total								913,000	Total		712,700	Total		708,900		

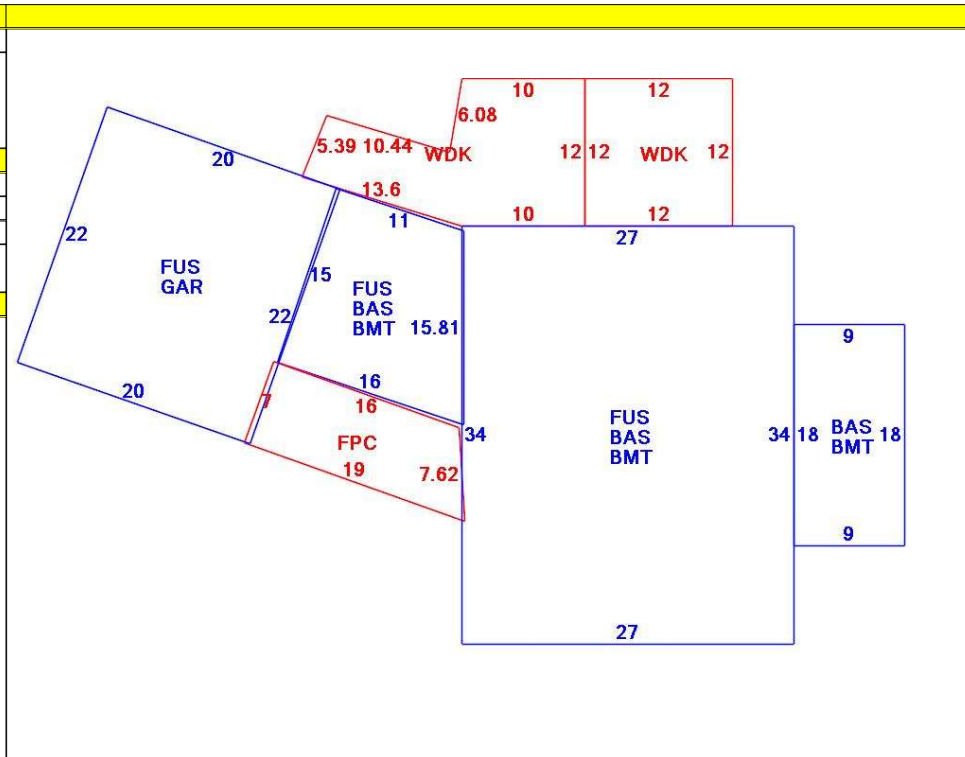
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int					
Total			0.00											

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
0108				CENVIL	590,400	54,700	11,100	381,700	0	1,037,900	C
Total Appraised Parcel Value					1,037,900						

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
19-1932	06-19-2019	880	Alt-Int work-Res	23,500	06-08-2020	100	06-30-2020	remove existing interior walls, f	06-08-2020	SR	01		02	Bldg Permit Completed
18-607	03-09-2018	804	Addn Alt-Res	90,000	04-09-2018	100	06-30-2019	Remove Garage Roof and Re	05-14-2020	WD			FR	Field Review
16-685	04-19-2016	809	Deck	7,200	08-15-2016	100	06-30-2017	REMOVE OLD ROTTEN21'X1	04-09-2019	SR	03		02	Bldg Permit Completed
B35836	05-01-1993	DW	Dwelling	270,000	01-15-1996	100	12-31-1996	CE 2 STOR	08-07-2018	SR	02		13	CALL BACK
									03-29-2017	JR	03		02	Bldg Permit Completed
									06-02-2016	JR	03		16	In Office Review
									01-09-2014	JR	03		20	Sale Review

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	RD-	3	0.700	AC	176,344.00	1.37675	1.0000	5	1.00	0109	2.200		1.0000	534,128.3
1	1010	Single Fam M-0	RD-	3	3.270	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375
Total Card Land Units					3.97	AC	Parcel Total Land Area					3.97	Total Land Value			381,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.8				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		678,644
			Year Built		1993
			Effective Year Built		2002
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		13
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		87
			RCNLD		590,400
			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
FPL3	Fireplace 2 sto	B	1	7000.00	2004		87		0.00	6,100
FPO	Ext FP Openin	B	1	2000.00	2004		87		0.00	1,700
WDC	Deck comp w	L	144	28.00	2016		94		0.00	5,300
FOPC	Open Prch-roo	B	123	55.00	2004		87		0.00	4,600
GAR	Attached Gara	B	440	40.00	2004		87		0.00	14,900
BMT	Basement-Unfi	B	1,282	26.01	2004		87		0.00	27,400
SHED	Shed	L	48	18.00	2003		68		0.00	600
WDC	Deck composit	L	191	24.00	2016		94		0.00	5,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,283	1,283	1,283	238.62	306,153
BMT	Basement Area	0	1,283	0	0.00	0
FPC	Open Porch Conc. Floor	0	123	0	0.00	0
FUS	Upper Story	1,561	1,561	1,561	238.62	372,491
GAR	Attached Garage	0	440	0	0.00	0
WDC	Wood Deck	0	335	0	0.00	0
Ttl Gross Liv / Lease Area		2,844	5,025	2,844		678,644

