

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KRACUNAS, EDWARD & ANNMARIE						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
35 WINTHROP ROAD						RESIDNTL	1010	181,500	181,500	
HINGHAM MA 02043						RES LAND	1010	309,700	309,700	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 5 #DL 2 GIS ID F_970822_2699357				Plan Ref. 102/65 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)								
KRACUNAS, EDWARD & ANNMARIE		31413 0190	07-19-2018	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed			
LOUGHRAN, FRANCIS P & MEG O		11261 0202	03-04-1998	U	I	10	1A	2023	1010	156,400	2022	1010	137,100			
LYNCH, MEG		8787 0114	09-15-1993	Q	I	124,500	U		1010	287,900	2021	1010	110,200			
ROACHE, EDWARD S & BERNICE G		2260 0200	11-10-1975	U		0						1010	218,000			
Total								444,300		Total		336,200		Total		328,200

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								APPRAISED VALUE SUMMARY						
Nbhd			Nbhd Name				B		Tracing				Batch			
0109									CENVIL							
NOTES												Appraised Bldg. Value (Card)				158,100
												Appraised Xf (B) Value (Bldg)				21,700
												Appraised Ob (B) Value (Bldg)				1,700
												Appraised Land Value (Bldg)				309,700
												Special Land Value				0
												Total Appraised Parcel Value				491,200
												Valuation Method				C
												Total Appraised Parcel Value				491,200

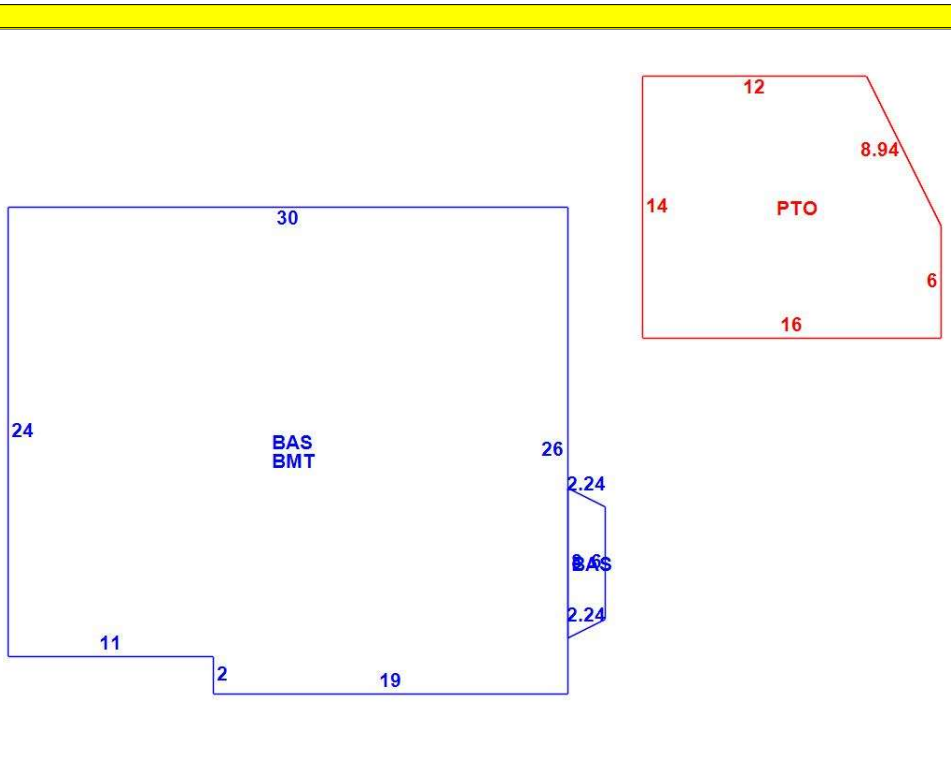
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										03-17-2021	SR	02		03	Cycl Insp Comp
										06-05-2020	LS			FR	Field Review
										09-25-2019	CK	03		16	In Office Review
										09-10-2009	PT	02		14	Cyclical Inspection
										06-08-2006	JS			15	Abatement Review
										06-01-1997	LK	01		00	Meas/Listed-Interior Acces

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	0.180 AC	176,344.00	4.43465	1.0000	5	1.00	0109	2.200			1.0000	1,720,464
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			309,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	225,873
Year Built	1950
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	158,100
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
BRR	Bsmt Rec Rm-	B	500	8.05	1983		70		0.00	2,800
FPL1	Fireplace 1 sto	B	1	5000.00	1983		70		0.00	3,500
BMT	Basement-Unfi	B	758	26.01	1983		70		0.00	15,400
PAT2	Patio-Good	L	208	9.94	1996		77		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	772	772	772	292.58	225,873
BMT	Basement Area	0	758	0	0.00	0
PTO	Patio	0	208	0	0.00	0
Ttl Gross Liv / Lease Area		772	1,738	772		225,873

