

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAVIN, GREGORY P & LAVIN, ANNE LAVIN COURT REAL ESTATE TRUST 289 WASHINGTON STREET HOLLISTON MA 01746		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	356,000	356,000
			6 Septic			RES LAND	1010	152,200	152,200
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 40774-A					
#DL 1 LOT 14		#DL 2		#SR					
GIS ID F_971676_2702999		Assoc Pid#		Life Estate					
				PP STATU					
						Total		508,200	508,200

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LAVIN, GREGORY P & LAVIN, ANNE HOY	C216968	0	08-07-2018	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAVIN, GREGORY P	C201281	0	08-27-2013	Q	I	269,000	00	2023	1010	307,900	2022	1010	270,400	2021	1010	221,700
GEGG-KELLEY, BARBARA	C142147	0	09-15-1996	Q	I	105,500	U		1010	138,400		1010	102,500		1010	102,500
SCOBlick, THOMAS A	C113293	0	01-15-1988	U	I	1	A								1010	2,200
MCKEAG, VERA P	3221 0188		01-08-1981	U		0		Total		446,300	Total		372,900	Total		326,400

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
0105			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	302,400
Appraised Xf (B) Value (Bldg)	51,400
Appraised Ob (B) Value (Bldg)	2,200
Appraised Land Value (Bldg)	152,200
Special Land Value	0
Total Appraised Parcel Value	508,200
Valuation Method	C
Total Appraised Parcel Value	508,200

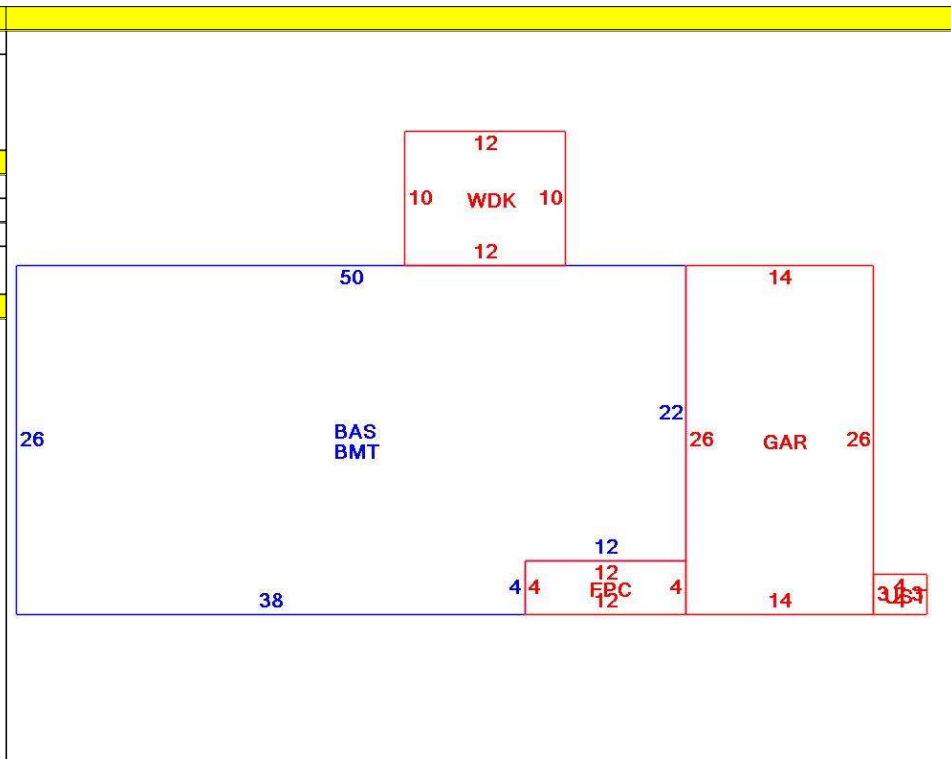
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-1	09-09-2022	835	Sid/Wind/Roof/	21,092		100		Replace 7 windows and 1 ent	04-17-2020	WD			FR	Field Review	
201502300	04-24-2015	NW	New Windows	12,164	06-30-2015	100	06-30-2016	4 REPLACEMENT WINDOWS	06-10-2016	NF	01		23	Owner Requested Review	
201405696	09-12-2014	FB	Finish Basemen	47,000	11-18-2014	100	06-30-2015	FB TV/GAME RM, NO BDRM	01-23-2015	MW	02		02	Bldg Permit Completed	
									10-03-2013	DR	03		16	In Office Review	
									04-30-2013	DR	22		22	Change of Address	
									09-30-2009	PT	02		14	Cyclical Inspection	
									08-15-2001	PT	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	RC	3	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000	ABUTS SHOPPING		1.0000	434,987.7
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			152,200

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	13	T111 Siding			
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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	351,662
Year Built	1980
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	302,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	2003		86		0.00	4,300
WDC	Wood Decking	L	120	20.00	1998		58		0.00	2,200
FOPC	Open Prch-roo	B	48	55.00	2003		86		0.00	2,400
GAR	Attached Gara	B	364	40.00	2003		86		0.00	13,000
BMT	Basement-Unfi	B	1,252	26.01	2003		86		0.00	26,600
UST	Utility Storage-	B	12	17.11	2003		86		0.00	300
BFA	Bsmt Fin-Avg	B	180	17.36	2003		100		0.00	3,100
BRR	Bsmt Rec Rm-	B	240	8.05	2003		86		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,252	1,252	1,252	280.88	351,662
BMT	Basement Area	0	1,252	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
GAR	Attached Garage	0	364	0	0.00	0
UST	Utility Enclosure	0	12	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,252	3,048	1,252		351,662

