

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HODGKINS, DEBRAL		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
490 RIVER ROAD			4 Gas			RESIDENTL	1010	378,300	378,300
MARSTONS MIL MA 02648			2 Public Water			RES LAND	1010	178,400	178,400
SUPPLEMENTAL DATA									
Alt Prcl ID					Plan Ref.	189/19			
Split Zonin					Land Ct#				
BID Parcel					#SR				
ResExpt Q YES:					Life Estate				
#DL 1					PP STATU				
#DL 2					Assoc Pid#				
GIS ID F_950373_2704572						Total		556,700	556,700

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HODGKINS, DEBRAL		24499 0213	04-21-2010	Q	I	283,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FEDERAL HOME LOAN MORTGAGE CO		24289 0001	01-07-2010	U	I	248,446	1L	2023	1010	321,500	2022	1010	266,000	2021	1010	216,500
MATTY, CHRISTINE & RUSSE, JOANNE		20747 0091	02-17-2006	U	I	1	1A		1010	162,400		1010	120,900		1010	120,900
MATTY, CHRISTINE		20747 0066	02-17-2006	Q	I	290,000	00								1010	4,500
ABBASPOUR, AL		19585 0301	03-04-2005	Q	I	270,000	00	Total		483,900	Total		386,900	Total		341,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	351,200
Appraised Xf (B) Value (Bldg)	22,800
Appraised Ob (B) Value (Bldg)	4,300
Appraised Land Value (Bldg)	178,400
Special Land Value	0
Total Appraised Parcel Value	556,700
Valuation Method	C
Total Appraised Parcel Value	556,700

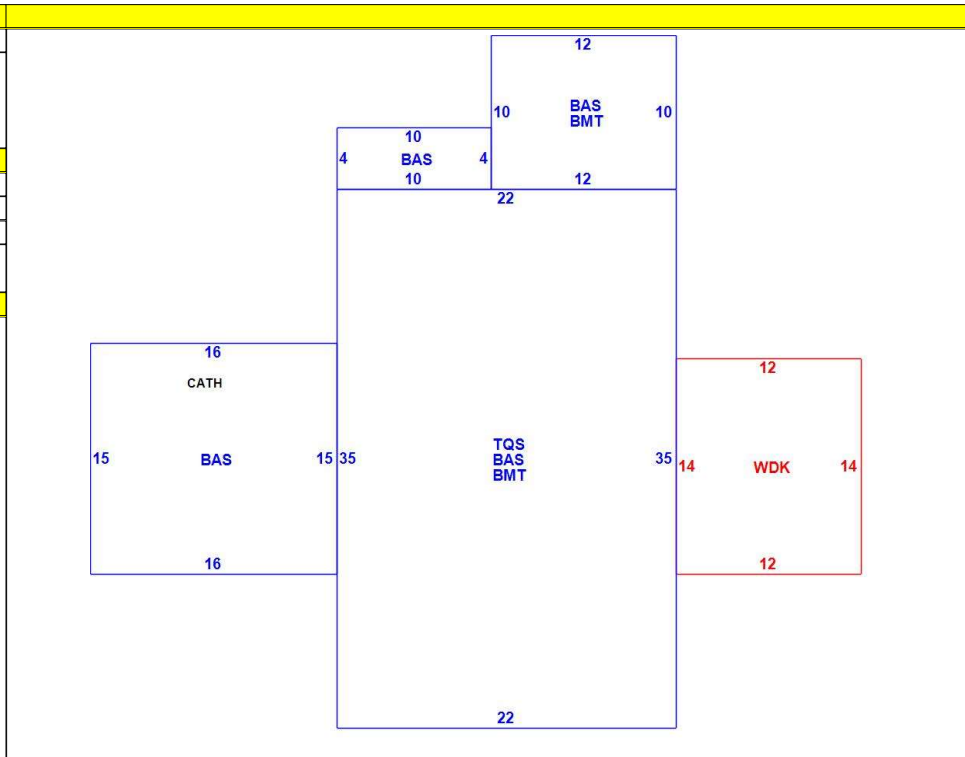
NOTES							

LAND LINE VALUATION SECTION

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1216	05-18-2020	809	Deck	150	03-28-2023	100	06-30-2023	replacing back door landing an	03-28-2023	SR	02		02	Bldg Permit Completed
90937	03-22-2006	RE	Remodel	65,000	09-13-2006	100	12-31-2006	REMOD 1STFL,CHNG BDRM,	07-11-2022	BM	22		22	Change of Address
B30243	12-01-1986	AD	Addition	0	01-15-1987	100	12-31-1987	MM ADD'N	06-10-2022	SR	01		13	CALL BACK
									04-05-2022	CK	01		13	CALL BACK
									04-15-2021	SR	02		13	CALL BACK
									05-21-2020	LS			FR	Field Review
									02-28-2017	JR	03		03	Cycl Insp Comp

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	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	3	0.150	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	2,100
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value			178,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	23	Laminate			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	21	2 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		456,133			
Year Built		1890			
Effective Year Built		1989			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled					
Depreciation %		23			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		77			
RCNLD		351,200			
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	1989		77		0.00	3,900
WDC	Wood Decking	L	168	20.00	1996		54		0.00	2,400
BMT	Basement-Unfi	B	890	26.01	1989		77		0.00	18,900
SHED	Shed	L	120	18.00	2014		90		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,170	1,170	1,170	272.97	319,375
BMT	Basement Area	0	890	0	0.00	0
TQS	Three Quarter Story	501	770	501	177.61	136,758
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,671	2,998	1,671		456,133

