

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HINCKLEY, HOWARD P & PELOQUIN, 295 REGENCY DRIVE MARSTONS MIL MA 02648		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	610,100	610,100
			2 Public Water			RES LAND	1010	176,300	176,300
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 16427-D					
#DL 1 LOT 14		#DL 2		#SR					
GIS ID F_951163_2711543		INFO:		Life Estate					
		Assoc Pid#		PP STATU					
						Total	786,400	786,400	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HINCKLEY, HOWARD P & PELOQUIN, KA		C172520	0	03-30-2004	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed
COHEN, JOSEPH & ELEANOR I		C133388	0	03-15-1994	Q	I	180,000	U	2023	1010	534,900	2022	1010	465,600
ROCK, WILFRED A		C101090	0	04-15-1985	Q	I	159,900	U		1010	160,300		1010	118,800
SAWYER, CHARLES W & SUSAN E		C64429	0	05-13-1975	U		0						1010	39,500
						Total	695,200	Total	584,400	Total	506,100			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	N5C	NO RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	510,200
Appraised Xf (B) Value (Bldg)	60,400
Appraised Ob (B) Value (Bldg)	39,500
Appraised Land Value (Bldg)	176,300
Special Land Value	0
Total Appraised Parcel Value	786,400
Valuation Method	C
Total Appraised Parcel Value	786,400

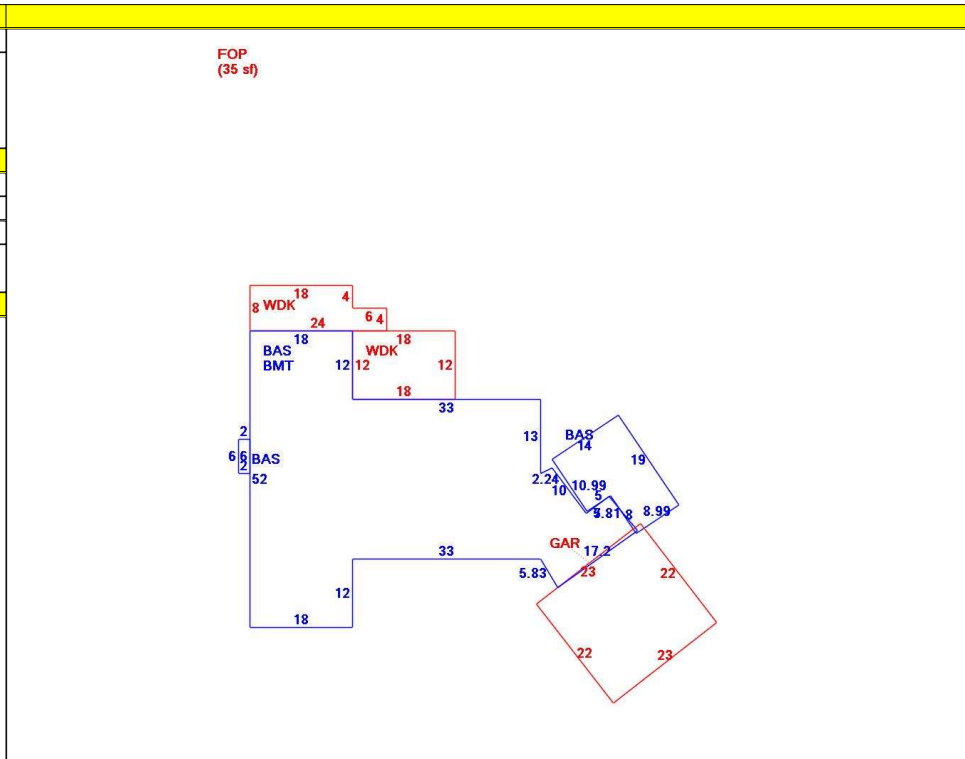
ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
0105	B	MARSTM

NOTES									

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
20-993	04-10-2020	835	Sid/Wind/Roof/	7,502		100		INSTALL (1) REPLACEMENT	05-13-2020	LS			FR	Field Review
200703147	06-01-2007	BR	Barn	50,800	08-11-2015	100	06-30-2016	POST & BEAM BARN FOR ST	10-13-2009	TR	22		22	Change of Address
76072	04-20-2004	NR	New Roof		10-06-2004	100	01-01-2005		10-18-2007	PT	02		14	Cyclical Inspection
B30129	11-01-1986	AD	Addition	6,000	01-15-1987	100	12-31-1987	MM PORCH	11-04-2005	PT	02		01	Meas/Est
B19356	07-01-1977	DW	Dwelling	0	01-15-1981	100	12-31-1981	MM DWELL	10-06-2004	MF	04		44	Drive by inspection only
									07-20-2004	PT	02		01	Meas/Est
									08-23-1999	MF	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	RF	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			176,300

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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		607,336
			Year Built		1977
			Effective Year Built		1999
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		510,200
			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	2001		84		0.00	4,200
BRN3	Barn w loft	L	720	39.66	2007		88	00	1.00	25,100
SHD2	Shed w/Elec	L	280	26.00	2007		76		0.00	5,500
SHD2	Shed w/Elec	L	200	26.00	2007		76		0.00	4,000
WDC	Wood Decking	L	384	20.00	2002		66		0.00	4,900
FOP	Open Porch-ro	B	35	55.00	2001		84		0.00	2,200
GAR	Attached Gara	B	506	40.00	2001		84		0.00	15,700
BMT	Basement-Unfi	B	2,048	26.01	2001		84		0.00	38,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,287	2,287	2,287	265.56	607,336
BMT	Basement Area	0	2,049	0	0.00	0
FOP	Open Porch	0	35	0	0.00	0
GAR	Attached Garage	0	506	0	0.00	0
WDK	Wood Deck	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		2,287	5,261	2,287		607,336

