

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
COMOLETTI, DIANE L & STEVEN D T DIANE L COMOLETTI REVOCABLE T 25 MEYERS FARM ROAD							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA		
							RESIDNTL	1010	1,310,100	1,310,100			
HINGHAM MA 02043			SUPPLEMENTAL DATA				RES LAND	1010	1,195,200	1,195,200	VISION		
			Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1 LOT 1	#DL 2	GIS ID	F_955454_2690022		Plan Ref. 331/42	Land Ct#
							Total		2,505,300	2,505,300			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COMOLETTI, DIANE L & STEVEN D TRS	28414	0134	09-30-2014	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COMOLETTI, STEVEN D & D L TRS	16364	0336	02-07-2003	U	I	1	1F	2023	1010	1,157,900	2022	1010	966,300	2021	1010	795,900
COMOLETTI, STEVEN D & DIANE L	16364	0334	02-07-2003	U	I	1	1A		1010	1,092,600		1010	904,100		1010	968,600
COMOLETTI, STEVEN D & DIANE L TRS	12083	0226	02-24-1999	Q	I	900,000	00								1010	32,500
GOODWIN, ROBERT H TR	6074	0034	12-21-1987	U	I	1	1A	Total		2,250,500	Total		1,870,400	Total		1,797,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0115			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,203,200
Appraised Xf (B) Value (Bldg)	74,400
Appraised Ob (B) Value (Bldg)	32,500
Appraised Land Value (Bldg)	1,195,200
Special Land Value	0
Total Appraised Parcel Value	2,505,300
Valuation Method	C
Total Appraised Parcel Value	2,505,300

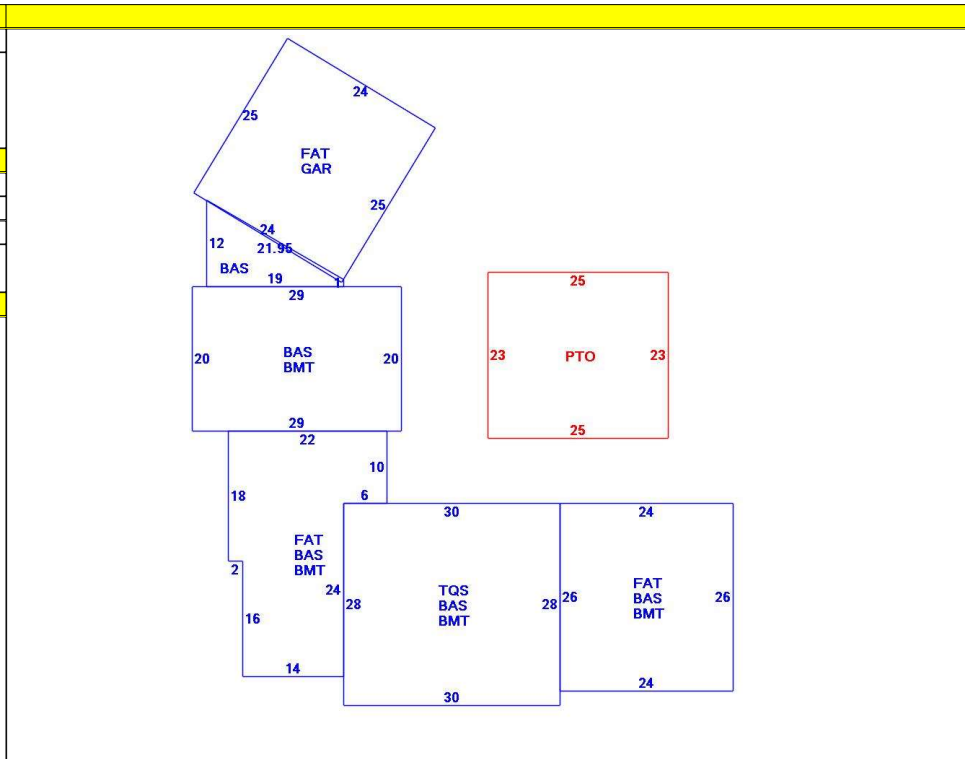
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-3305	11-09-2016	835	Sid/Wind/Roof/	32,650		100		Re-Roof (Stripping Old Shingle	06-05-2020	WD			FR	Field Review
B32129	08-01-1988	AD	Addition	10,000	01-15-1989	100	12-31-1989	OS ADD'N	05-16-2018	KM	02		03	Cycl Insp Comp
B26299	04-02-1984	DW	Dwelling	385,000	02-15-1986	100	12-31-1986	OS	05-11-2015	JR	03		03	Cycl Insp Comp
B26299A	04-01-1984	DW	Dwelling	0	02-15-1986	100	12-31-1986	OS 2 STOR	03-20-2006	PT	02		01	Meas/Est
									11-22-2000	JG			03	Cycl Insp Comp
									01-15-1989	ML	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-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0115	6.400			1.0000	1,128,601
1	1010	Single Fam M-0	RF-1	3	0.730	AC 14,250.00	1.00000	1.0000	0	1.00	0115	6.400			1.0000	91,200
Total Card Land Units					1.73	AC	Parcel Total Land Area					1.73	Total Land Value			1,195,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	0				
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	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	1,432,416
Year Built	1984
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	1,203,200
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
FPL2	Fireplace 1.5 s	B	2	6000.00	2000		84		0.00	10,100
PAT2	Patio-Good	L	575	9.94	1999		80		0.00	4,400
GAR	Attached Gara	B	600	40.00	2000		84		0.00	17,600
BMT	Basement-Unfi	B	2,616	26.01	2000		84		0.00	46,700
GEN1	Large Generat	L	1	29300.00	2017		96		0.00	28,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,740	2,740	2,740	402.93	1,104,028
BMT	Basement Area	0	2,616	0	0.00	0
FAT	Attic, Finished	269	1,796	269	60.35	108,388
GAR	Attached Garage	0	600	0	0.00	0
PTO	Patio	0	575	0	0.00	0
TQS	Three Quarter Story	546	840	546	261.90	220,000
Ttl Gross Liv / Lease Area		3,555	9,167	3,555		1,432,416

