

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACKINNON, JOHN H TR JOHN H MACKINNON 2016 REV TR 3 HITCHING POST LANE							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
HINGHAM MA 02043							RESIDENTL RES LAND	1010 1010	524,700 987,000	524,700 987,000	
SUPPLEMENTAL DATA											VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_955911_2690171			Plan Ref. DEED DESCRIPT Land Ct# #SR Life Estate PP STATU Assoc Pid#								
							Total		1,511,700	1,511,700	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MACKINNON, JOHN H TR	34776	304	12-22-2021	U	I		1	1F	Year	Code	Assessed	Year	Code	Assessed		
MACKINNON, JOHN H	34776	299	12-01-2020	U	I		0	1F	2023	1010	456,000	2022	1010	391,800		
MACKINNON, ROSEMARY M & JOHN H	30137	0171	12-05-2016	U	I		1	1A		1010	897,200		1010	726,900		
MACKINNON, ROSEMARY M	13043	0076	05-31-2000	Q	I	660,000	00						1010	6,900		
WOOD, MARILYN S TR	11835	0169	11-13-1998	U	I		1	1A								
									Total		1,353,200	Total		1,118,700	Total	1,099,100

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

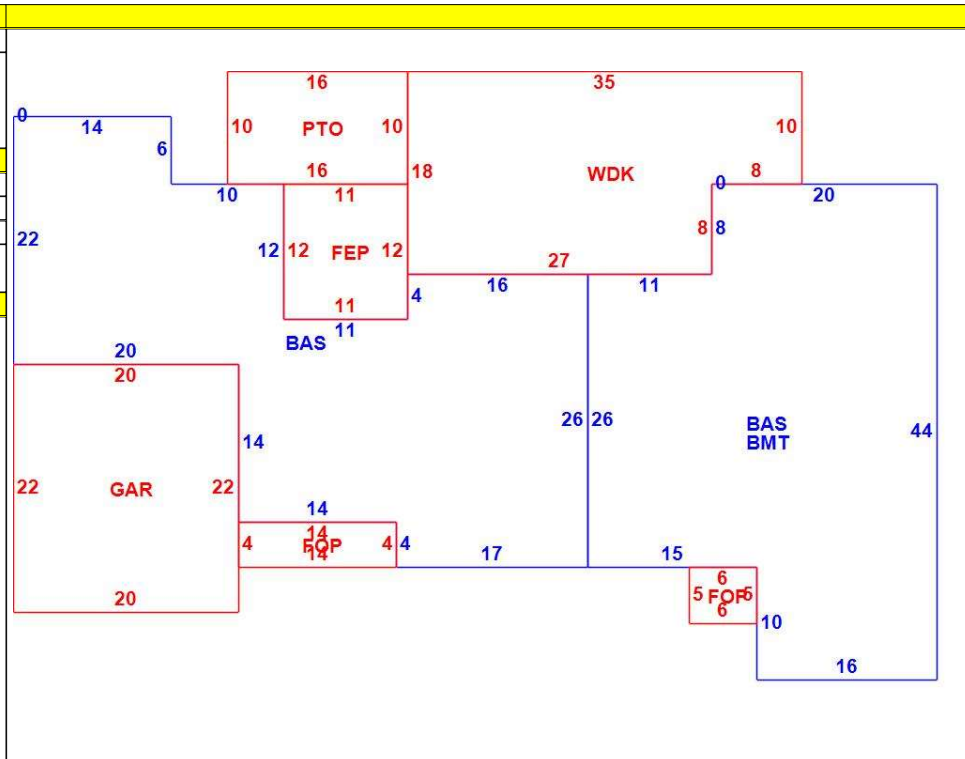
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0115				OSTVIL

NOTES		
This signature acknowledges a visit by a Data Collector or Assessor		
APPRAISED VALUE SUMMARY		
Appraised Bldg. Value (Card)		471,100
Appraised Xf (B) Value (Bldg)		46,700
Appraised Ob (B) Value (Bldg)		6,900
Appraised Land Value (Bldg)		987,000
Special Land Value		0
Total Appraised Parcel Value		1,511,700
Valuation Method		C
Total Appraised Parcel Value		1,511,700

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
17-573	03-03-2017	835	Sid/Wind/Roof/	18,850		100		re-roof - graham waste	06-05-2020	WD			FR	Field Review
201465889	09-09-2014	IN	Insulation	5,000	06-30-2015	100	06-30-2015	INSULATE WALLS & CRAWL	05-16-2018	KM	02		03	Cycl Insp Comp
201401069	02-25-2014	IN	Insulation	4,800	06-30-2014	100	06-30-2014	INSULATE-AIR SEAL	05-28-2009	TP	03		02	Bldg Permit Completed
200803264	08-12-2008	WD	Wood Deck	16,900	01-27-2009	100	06-30-2009	WDK EXTENSION						
B20890	12-01-1978	RE	Remodel	0	01-15-1979	100		OS REMOD'						

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	0.410 AC	176,344.00	2.13291	1.0000	5	1.00	0115	6.400		1.0000	2,407,219	987,000
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			987,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 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	02	Conc. Block			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		663,542
			Year Built		1953
			Effective Year Built		1982
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		29
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		71
			RCNLD		471,100
			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
FPL1	Fireplace 1 sto	B	1	5000.00	1984		71		0.00	3,600
WDC	Deck composi	L	566	24.00	1991		44		0.00	5,600
PAT2	Patio-Good	L	160	9.94	1991		72		0.00	1,300
FOP	Open Porch-ro	B	86	55.00	1984		71		0.00	3,600
FEP	Enclosed porc	B	132	70.00	1984		71		0.00	7,000
GAR	Attached Gara	B	440	40.00	1984		71		0.00	12,100
BMT	Basement-Unfi	B	1,126	26.01	1984		71		0.00	20,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,268	2,268	2,268	292.57	663,542
BMT	Basement Area	0	1,126	0	0.00	0
FEP	Enclosed Porch	0	132	0	0.00	0
FOP	Open Porch	0	86	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
PTO	Patio	0	160	0	0.00	0
WDK	Wood Deck	0	566	0	0.00	0
Ttl Gross Liv / Lease Area		2,268	4,778	2,268		663,542

