

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BALDINI, EDWARD B & ELIZABETH H 119 MEADOWBROOK ROAD DEDHAM MA 02026		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDENTL	1010	2,377,300	2,377,300
			2 Public Water			RES LAND	1010	4,838,300	4,838,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 21B & 21C & 39 #DL 2 GIS ID F_959484_2685096				Plan Ref. Land Ct# 2664-32 & 34 & 6 #SR Life Estate PP STATU Assoc Pid#		Total 7,215,600 7,215,600			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BALDINI, EDWARD B & ELIZABETH H		C205989	04-15-2015	U	I	4,500,000	1V	Year	Code	Assessed	Year	Code	Assessed
FERGUSON, CLINTON R ESTATE OF		#D12672	04-15-2015	U	I	0	1A	2023	1010	2,133,500	2022	1010	1,814,800
FERGUSON, CLINTON R		D126219	01-21-2015	U	I	0	1A		1010	4,405,500	2021	1010	3,161,600
FERGUSON, CLINTON R & ELEANOR		C72726	12-16-1977	U		0		Total		6,539,000	Total		4,976,400
								Total			Total		4,729,800

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF11			OSTVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,082,800
Appraised Xf (B) Value (Bldg)	84,400
Appraised Ob (B) Value (Bldg)	210,100
Appraised Land Value (Bldg)	4,838,300
Special Land Value	0
Total Appraised Parcel Value	7,215,600
Valuation Method	C
Total Appraised Parcel Value	7,215,600

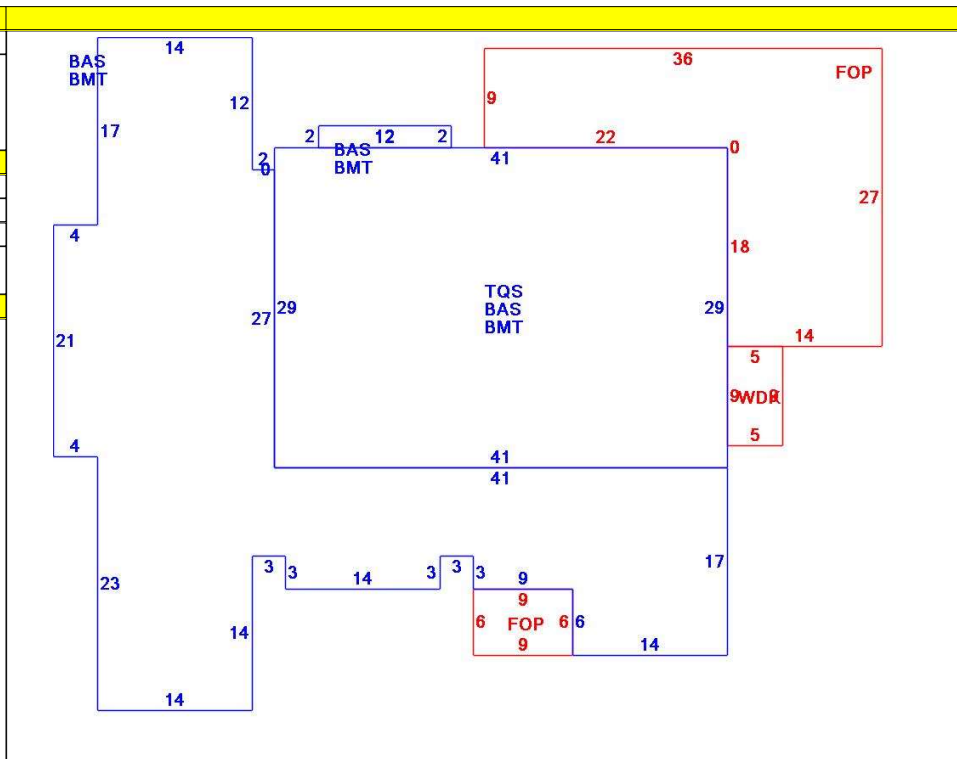
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-1811	07-20-2017	830	Pool - Inground	75,000	05-21-2018	100	06-30-2018	INGROUND GUNITE POOL &	05-28-2020	WD			FR	Field Review
16-3254	12-30-2016	827	New Const-De	1,600,000	05-21-2018	100	06-30-2018	Demo/Rebuild construct new 4	09-04-2018	SR	02		02	Bldg Permit Completed
16-3253	12-30-2016	810	Demolition	0	06-29-2017	100	06-30-2017	Raze existing home and garag	07-05-2017	SR	01		02	Bldg Permit Completed
B24485	10-01-1982	AD	Addition	0	01-15-1983	100	12-31-1983	OS ADD'N	08-22-2016	KM	02		03	Cycl Insp Comp
B22089	04-01-1980	DG	Detached Gara	0	01-15-1981	100	12-31-1981	NEW STRUCTURE	05-08-2015	JR	03		03	Cycl Insp Comp
									10-05-2006	PT	01		14	Cyclical Inspection
									05-23-2001	SM	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	WF11	27.000			1.0000	4,761,288
1	1010	Single Fam M-0	RF-1	3	0.200	AC 14,250.00	1.00000	1.0000	0	1.00	WF11	27.000			1.0000	384,750
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			4,838,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	S-	Superior Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	31	3 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	2,169,567
Year Built	2016
Effective Year Built	2014
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	4
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	96
RCNLD	2,082,800
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
DKAV	Dock-Ave	L	1	100000.0	1991		44		0.00	44,000
FGR2	Garage- Avg-	L	440	50.00	1996		77	00	1.00	16,900
BMT	Basement-Unfi	B	2,744	26.01	2018		96		0.00	55,600
FOP	Open Porch-ro	B	630	55.00	2018		96		0.00	23,000
STRS	Stairs to Water	L	17	122.52	1991		44	C	1.00	900
FPL2	Fireplace 1.5 s	B	1	6000.00	2018		96		0.00	5,800
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300
JCZ1	Jacuzzi Outsid	L	1	9822.00	2017		96		0.00	9,400
SPL3	Pool Gunite	L	576	75.00	2017		96	C	1.00	44,800
SPH2	Pool Heater 50	L	1	3081.00	2017		96		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,744	2,744	2,744	616.88	1,692,719
BMT	Basement Area	0	2,744	0	0.00	0
FOP	Open Porch	0	630	0	0.00	0
TQS	Three Quarter Story	773	1,189	773	401.05	476,848
WDK	Wood Deck	0	45	0	0.00	0
Ttl Gross Liv / Lease Area		3,517	7,352	3,517		2,169,567



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#DL 2				Life Estate					
GIS ID		F_959484_2685096		PP STATU					
				Assoc Pid#					
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Interior Floor 2						Building Value New					
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Heat Type	04	Hot Air				Effective Year Built					
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Full Baths	3					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8					External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	09	Blk/Pour Ftgs				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	31	3 Full-1 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
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SPC1	Pool Cover-Au	L	576	17.53	2017		96		0.00	9,700	
PATF	Flagstone Pav	L	1,014	30.00	2017		98		0.00	26,800	
PHS2	Pool Hs/Avg.pl	L	358	120.00	2017		98	C	1.00	42,100	
FOPD	FOP-CONCR	L	196	31.41	2017		98	C	1.00	4,900	
WDC	Wood Deck w/	L	45	18.00	2017		96		0.00	2,300	
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Ttl Gross Liv / Lease Area											