

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HODGKINSON, SUSAN TR WEST BAY REALTY TRUST 121 WEST BAY RD							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
							RESIDENTL	1090	752,900	752,900	
OSTERVILLE MA 02655			<b>SUPPLEMENTAL DATA</b>				RES LAND	1090	473,300	473,300	<b>VISION</b>
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_960722_2690516	Plan Ref. SEE DEED DESC Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#					Total	1,226,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HODGKINSON, SUSAN & MARX, GISELA	35896 318	07-19-2023	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HODGKINSON, SUSAN TR	28382 0199	09-15-2014	U	I	1	1F	2023	1090	636,400	2022	1090	525,400	2021	1090	470,500
HODGKINSON, SUSAN & MARX, GISELA	28382 0195	09-15-2014	U	I	500,000	1A		1090	557,300		1090	313,500		1090	334,400
HODGKINSON, SUSAN	28298 0178	07-31-2014	U	I	1	1								1090	3,200
AVERNA, RUSSELL & HODGKINSON, SU	13642 0347	03-16-2001	Q	I	349,000	1	Total	1,193,700	Total	838,900	Total	808,100			

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0111			OSTVIL

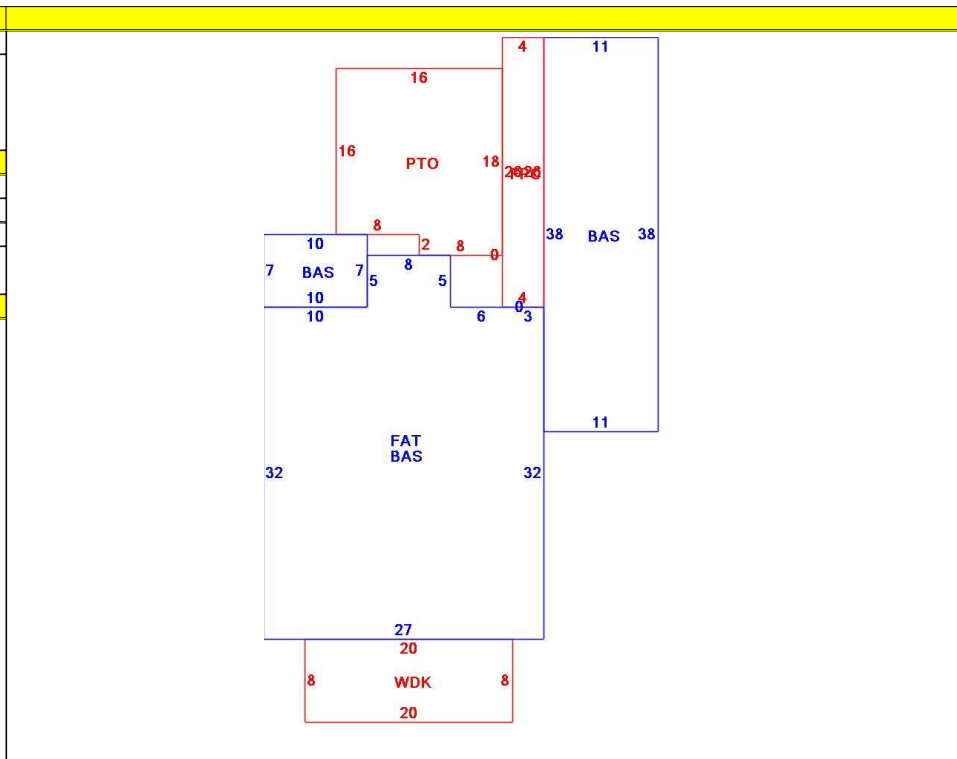
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-2037	08-28-2017	827	New Const-De	240,000	03-13-2019	100	06-30-2019	rebuild a 2 bedroom carriage h	07-28-2022	BM	22		22	Change of Address
17-2036	08-28-2017	811	Demo - Access	10,000	05-23-2018	100	06-30-2018	demo carriage house	05-29-2020	WD			FR	Field Review
200703726	07-06-2007	WD	Wood Deck	4,800	06-30-2008	100	06-30-2008	REMOV/REPLC DECK 8X17	04-18-2019	SR	02		02	Bldg Permit Completed
52167	03-16-2001	RW	Repair Work	85,000	02-04-2002	100	01-01-2002	OS REMOD'	08-06-2018	SR	01		13	CALL BACK
B21769	10-01-1979	RE	Remodel	0	01-15-1980	100	06-30-1980		01-03-2018	KM	02		03	Cycl Insp Comp
									02-03-2017	KM	02		03	Cycl Insp Comp
									02-18-2011	JR	03		16	In Office Review

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	1090	Multi Hses M-01	RC	3	0.440 AC	176,344.00	2.00014	1.0000	5	1.00	0111	3.050		1.0000	1,075,768	473,300
Total Card Land Units					0.44	AC	Parcel Total Land Area					0.44	Total Land Value			473,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105	2				
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	20	2 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	424,708
Year Built	1900
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	310,000
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	1	6000.00	1984		73		0.00	4,400
WDC	Wood Decking	L	160	20.00	1986		34		0.00	1,400
PAT2	Patio-Good	L	160	9.94	2018		99		0.00	1,800
FOPC	Open Prch-roo	B	104	55.00	1984		73		0.00	3,500
FPLG	Gas Fireplace-	B	1	2500.00	1984		73		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,392	1,392	1,392	277.95	386,906
FAT	Attic, Finished	136	904	136	41.82	37,801
FPC	Open Porch Conc. Floor	0	104	0	0.00	0
PTO	Patio	0	272	0	0.00	0
WDK	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,528	2,832	1,528		424,707



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
HODGKINSON, SUSAN TR WEST BAY REALTY TRUST 121 WEST BAY RD						Description	Code	Assessed	Assessed	
OSTERVILLE MA 02655						RESIDNTL	1090	752,900	752,900	
<b>SUPPLEMENTAL DATA</b>						RES LAND	1090	473,300	473,300	
Alt Prcl ID		Split Zonin		Plan Ref. SEE DEED DESC		Total				
#DL 1		#DL 2		Land Ct#		1,226,200				
ResExpt Q		Life Estate		PP STATU A:Active		1,226,200				
#DL 2		GIS ID F_960722_2690516		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HODGKINSON, SUSAN & MARX, GISELA		35896 318	07-19-2023	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HODGKINSON, SUSAN TR		28382 0199	09-15-2014	U	I	1	1F	2023	1090	636,400	2022	1090	525,400	2021	1090	470,500	
HODGKINSON, SUSAN & MARX, GISELA		28382 0195	09-15-2014	U	I	500,000	1A		1090	557,300		1090	313,500		1090	334,400	
HODGKINSON, SUSAN		28298 0178	07-31-2014	U	I	1	1								1090	3,200	
AVERNA, RUSSELL & HODGKINSON, SU		13642 0347	03-16-2001	Q	I	349,000	1										
Total								1,193,700		Total		838,900		Total		808,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch							
0111				OSTVIL							

NOTES								APPRAISED VALUE SUMMARY				
								Appraised Bldg. Value (Card)				704,200
								Appraised Xf (B) Value (Bldg)				45,500
								Appraised Ob (B) Value (Bldg)				3,200
								Appraised Land Value (Bldg)				473,300
								Special Land Value				0
								Total Appraised Parcel Value				1,226,200
								Valuation Method				C
								Total Appraised Parcel Value				1,226,200

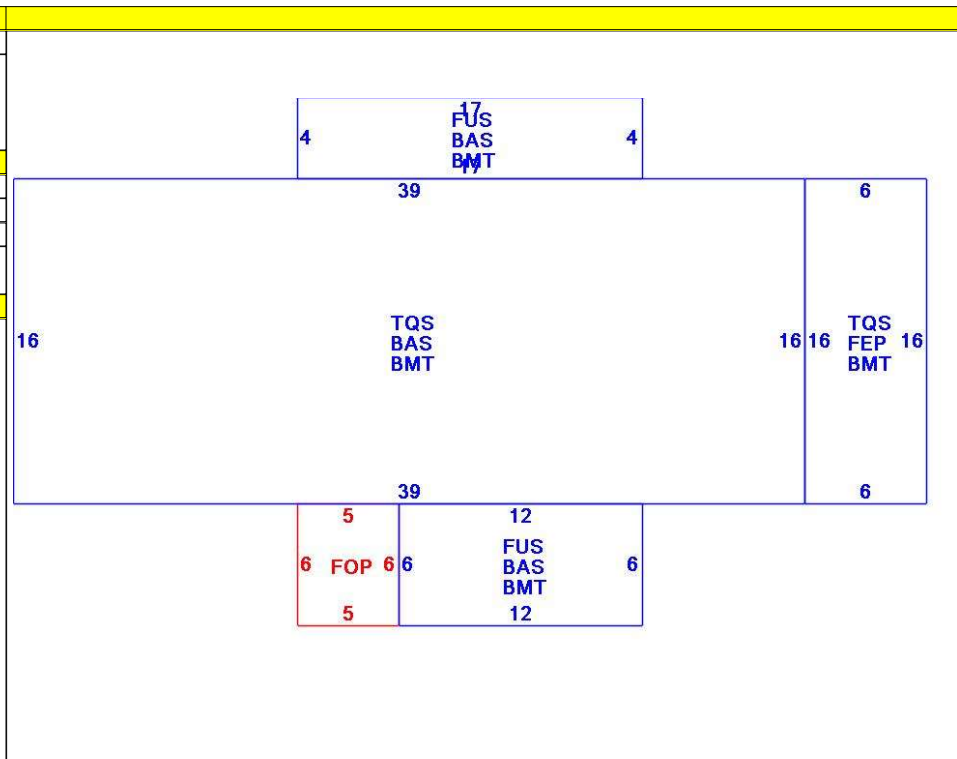
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

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	
2	1090	Multi Hses M-01	RC	3	0 SF	0.00	1.00000	1.0000	0	1.00	0111	3.050		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.44	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
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	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	406,397
Year Built	2017
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	97
RCNLD	394,200
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
BMT	Basement-Unfi	B	860	26.01	2019		97		0.00	23,200
FEP	Enclosed porc	B	96	70.00	2019		97		0.00	7,900
FOP	Open Porch-ro	B	30	55.00	2019		97		0.00	2,300
FPLG	Gas Fireplace-	B	1	2500.00	2019		97		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	764	764	764	296.21	226,303	
BMT	Basement Area	0	860	0	0.00	0	
FEP	Enclosed Porch	0	96	0	0.00	0	
FOP	Open Porch	0	30	0	0.00	0	
FUS	Upper Story	140	140	140	296.21	41,469	
TQS	Three Quarter Story	468	720	468	192.54	138,625	
Ttl Gross Liv / Lease Area		1,372	2,610	1,372		406,397	

