

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCLAUGHLIN, SHAUN 77 BEALE STREET HINGHAM MA 02018		2	Above Street	2	Public Water	1	Paved	Description	Code	Assessed	Assessed
		4	Gas			RESIDNTL	1010	200,300	200,300		
		6	Septic			RES LAND	1010	219,600	219,600		
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT E-3 #DL 2 GIS ID F_959993_2694135					Plan Ref. Land Ct# 9755-D #SR Life Estate PP STATU Assoc Pid#		Total		419,900	419,900	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCLAUGHLIN, SHAUN	C225827	0	04-07-2021	Q	I	417,500	00	Year	Code	Assessed	Year	Code	Assessed
TROPFMANN, JOHN S & SUSAN W	C219142	0	04-17-2019	Q	I	333,000	00	2023	1010	151,200	2022	1010	127,100
JAXTIMER, ERNEST J & MARIE T	C216988	0	08-09-2018	U	I	325,000	1A		1010	199,600		1010	137,300
JAXTIMER, ERNEST J & JAMIE F	C207155	0	08-19-2015	Q	I	250,000	00	Total		350,800	Total		264,400
HETHERMAN, DAVID P	C142476	0	10-28-1996	Q	I	97,000	00	Total		239,000			

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0107				OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	197,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	219,600
Special Land Value	0
Total Appraised Parcel Value	419,900
Valuation Method	C
Total Appraised Parcel Value	419,900

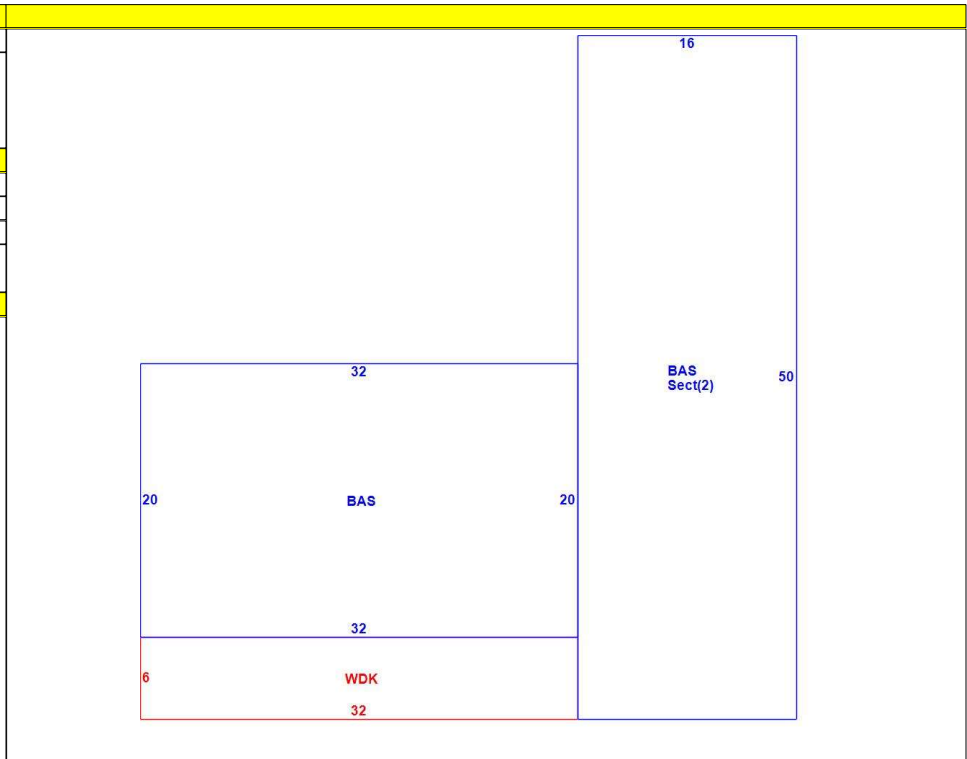
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-31	03-17-2023	804	Addn Alt-Res	180,000	05-22-2023	20		adding a kitchen bedroom and	05-22-2023	SR	01		13	CALL BACK
									05-29-2020	WD			FR	Field Review
									02-25-2020	SAF			20	Sale Review
									08-15-2017	MS	02		14	Cyclical Inspection
									05-24-2016	JR	03		20	Sale 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	1010	Single Fam M-0	RC	3	0.490	AC	176,344.00	1.81499	1.0000	5	1.00	0107	1.400		1.0000	448,090.1	219,600
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value			219,600	

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	25	Vinyl Siding			
Exterior Wall 2					
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					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	393,725
Year Built	1955
Effective Year Built	2003
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	197,700
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
WDC	Wood Decking	L	192	20.00	2023		30		0.00	1,400
SHED	Shed	L	64	18.00	2020		100		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	640	640	640	273.42	174,989
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		640	832	640		174,989



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SUPPLEMENTAL DATA						Total		419,900	419,900		
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Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0107				OSTVIL

NOTES									

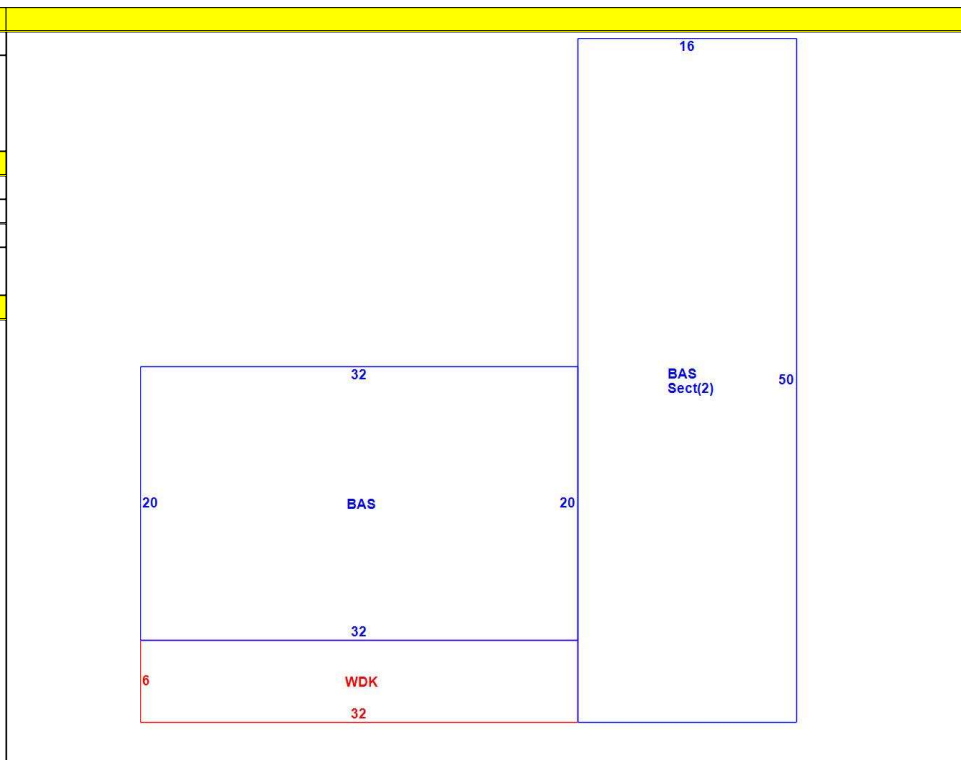
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Condo Unit			

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Effective Year Built	2019
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	20
Percent Good	20
RCNLD	197,700
Dep % Ovr	
Dep Ovr Comment	
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Ttl Gross Liv / Lease Area		800	800	800		218,736

