

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
FAIR, STEPHEN O & REBECCA K 52 HEDGE ROAD BROOKLINE MA 02445	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
	4	Gas					RESIDNTL	1010	904,500		904,500
	6	Septic					RES LAND	1010	848,200		848,200
SUPPLEMENTAL DATA						Total		1,752,700	1,752,700		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 9 #DL 2 BLOCK E GIS ID F_961731_2689074				Plan Ref. 46/11 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
FAIR, STEPHEN O & REBECCA K	26227	0223	04-06-2012	Q	I	935,000	00	2023	1010	780,100	2022	1010	648,400	2021	1010	520,600
GEARIN, JAMES M & GRETCHEN	18032	0018	12-15-2003	U	I	1	1A		1010	701,000		1010	456,900		1010	415,400
GEARIN, GRETCHEN	15698	0232	10-04-2002	U	I	1	1A								1010	78,700
GEARIN, JAMES M	14891	0146	03-05-2002	U	I	1	1A									
GEARIN, JAMES M	9774	0344	07-15-1995	Q	I	157,000	00									
Total								1,481,100	Total		1,105,300	Total		1,014,700		

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

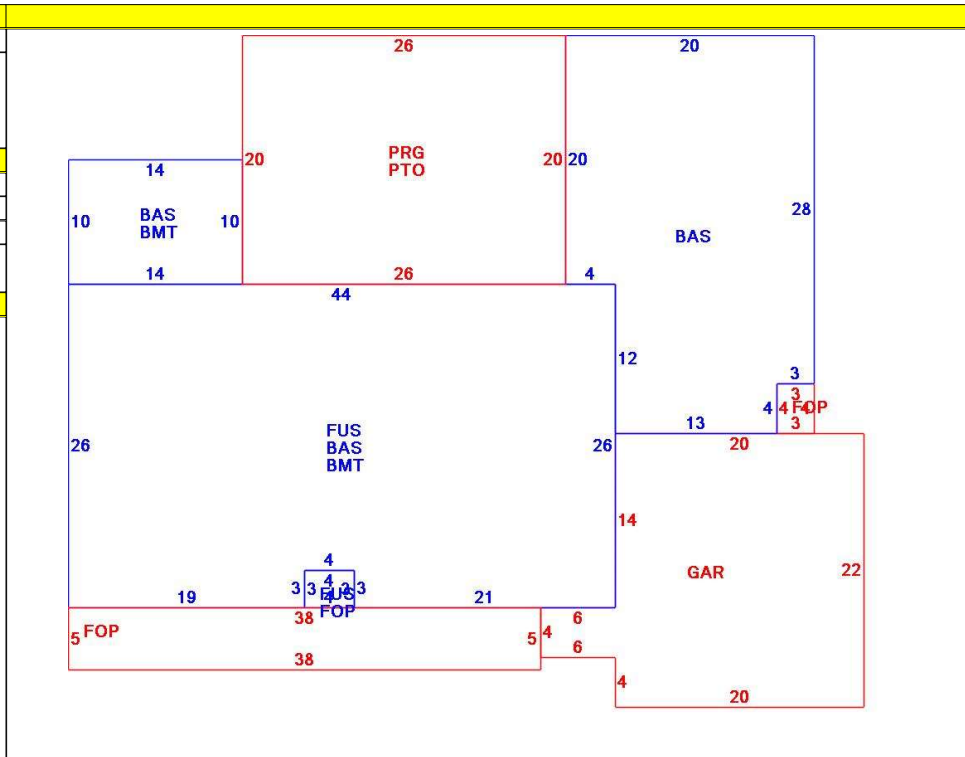
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0112				OSTVIL

NOTES				
This signature acknowledges a visit by a Data Collector or Assessor				
APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)				768,300
Appraised Xf (B) Value (Bldg)				57,500
Appraised Ob (B) Value (Bldg)				78,700
Appraised Land Value (Bldg)				848,200
Special Land Value				0
Total Appraised Parcel Value				1,752,700
Valuation Method				C
Total Appraised Parcel Value				1,752,700

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
200805976	10-27-2008	OB	Out Building	7,000	01-27-2009	100	06-30-2009	12 X 14 PH1	06-02-2020	WD			FR	Field Review
200804934	09-29-2008	SP	Swimming Pool	30,000	01-27-2009	100	06-30-2009	16 X 32 SPL2	11-10-2016	KM	02		03	Cycl Insp Comp
73217	11-25-2003	AD	Addition	168,096	06-22-2005	100	01-01-2005	20X20 ADD & 2ND FLR	12-29-2014	AL	22		22	Change of Address
28897	02-12-1998	RE	Remodel	10,000	05-18-1998	100	01-01-1999		07-24-2013	JR	03		20	Sale Review
									04-27-2012	JR	03		16	In Office Review
									02-09-2011	MA	03		16	In Office Review
									08-21-2009	MA	22		22	Change of Address

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	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0112	5.500		1.0000	2,068,691	848,200
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			848,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B	Custom			
Stories	2	2 Stories			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	9				
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 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		873,044
			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		768,300
			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
FPL3	Fireplace 2 sto	B	1	7000.00	2005		88		0.00	6,200
SPL3	Pool Gunite	L	576	75.00	2008		78	00	1.00	36,400
PHS1	Pool Hs/Elect,	L	168	90.00	2008		89	00	1.00	13,500
PATC	Conc Pavers	L	1,120	15.46	2008		89		0.00	13,700
PAT1	Patio- Average	L	520	5.89	1992		73		0.00	2,200
FOP	Open Porch-ro	B	214	55.00	2005		88		0.00	8,200
GAR	Attached Gara	B	464	40.00	2005		88		0.00	15,500
BMT	Basement-Unfi	B	1,272	26.01	2005		88		0.00	27,600
SHD2	Shed w/Elec	L	168	26.00	2016		94		0.00	4,100
PRG1	Pergola-Avg	L	520	18.00	2016		94	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,852	1,852	1,852	291.40	539,679
BMT	Basement Area	0	1,272	0	0.00	0
FOP	Open Porch	0	214	0	0.00	0
FUS	Upper Story	1,144	1,144	1,144	291.40	333,365
GAR	Attached Garage	0	464	0	0.00	0
PRG	Pergola	0	520	0	0.00	0
PTO	Patio	0	520	0	0.00	0
Ttl Gross Liv / Lease Area		2,996	5,986	2,996		873,044

