

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION			
HAUSER, JOHN R & MARIJA E 24 PEACOCK FARM RD LEXINGTON MA 02173	1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	RESIDNTL RES LAND		1010 1010	677,900 2,270,000	677,900 2,270,000
		4 Gas		1 Excel View									
		2 Public Water											
SUPPLEMENTAL DATA					Total								
Alt Prcl ID		Split Zonin RC;RF-1		Plan Ref. Land Ct# 13082-C									
BID Parcel		ResExpt Q		Life Estate		PP STATU							
#DL 1 LOT 3		#DL 2		Assoc Pid#									
GIS ID F_964070_2689809													

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HAUSER, JOHN R & MARIJA E BATEMAN, KATHERINE M	C123381	0	05-22-1991	U	I	305,000	N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	C113434	0	01-29-1988	U	I	1,600,000	N	2023	1010	592,600	2022	1010	502,300	2021	1010	363,000	
									1010	2,943,300		1010	1,546,000		1010	65,300	
Total								3,535,900		Total		2,048,300		Total		1,974,300	

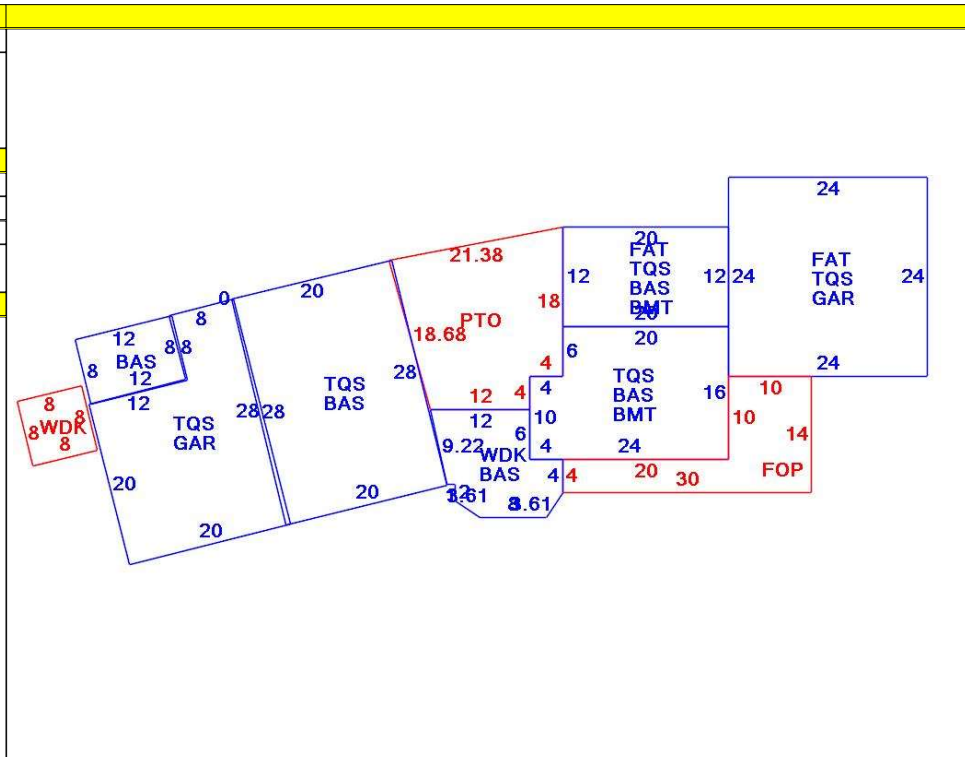
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0119			OSTVIL											
NOTES				Appraised Bldg. Value (Card) 527,400										
				Appraised Xf (B) Value (Bldg) 48,800										
				Appraised Ob (B) Value (Bldg) 101,700										
				Appraised Land Value (Bldg) 2,270,000										
				Special Land Value 0										
				Total Appraised Parcel Value 2,947,900										
				Valuation Method C										
				Total Appraised Parcel Value 2,947,900										

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	
EXPR-23-8	06-20-2023	835	Sid/Wind/Roof/	10,350		100		reroof 14 sq with Landmark Pr	06-02-2020	WD			FR	Field Review	
40974	09-09-1999	AD	Addition	250,000	04-24-2000	100	01-01-2001	OS WINDOW	05-16-2018	KM	02		03	Cycl Insp Comp	
B34375	06-01-1991	AD	Addition	30,000	01-15-1994	100	06-30-1994		03-28-2016	RB	03		16	In Office Review	
									04-15-2010	JR	03		15	Abatement Review	
								05-01-2007	PT	02		14	Cyclical Inspection		
								08-15-2003	PT	02		01	Meas/Est		
								04-20-2001	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	SPLI	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0119	12.000		1.0000	2,116,128	2,116,100
1	1010	Single Fam M-0	SPLI	3	0.900	AC 14,250.00	1.00000	1.0000	0	1.00	0119	12.000		1.0000	171,000	153,900
Total Card Land Units					1.90	AC	Parcel Total Land Area					1.90	Total Land Value			2,270,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
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	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	03	Plastered			
Interior Floor 1	12	Hardwood			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	2				
Extra Fixtures					
Total Rooms	14	14 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	32	3 Full-2 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		722,487			
Year Built		1934			
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		527,400			
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
GSQT	Guest Quarter	L	720	122.81	1988		100	C	1.00	88,400
WDC	Wood Decking	L	221	20.00	1996		54		0.00	2,700
PATS	Patio-Concrete	L	359	20.00	1996		77		0.00	5,500
FOP	Open Porch-ro	B	220	55.00	1984		73		0.00	7,000
GAR	Attached Gara	B	1,040	40.00	1984		73		0.00	23,400
BMT	Basement-Unfi	B	600	26.01	1984		73		0.00	14,000
GEN	Emergency Ge	L	1	5550.00	2015		92		0.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,413	1,413	1,413	243.38	343,889
BMT	Basement Area	0	600	0	0.00	0
FAT	Attic, Finished	122	816	122	36.39	29,692
FOP	Open Porch	0	220	0	0.00	0
GAR	Attached Garage	0	1,040	0	0.00	0
PTO	Patio	0	359	0	0.00	0
TQS	Three Quarter Story	1,430	2,200	1,430	158.19	348,026
WDK	Wood Deck	0	221	0	0.00	0
Ttl Gross Liv / Lease Area		2,965	6,869	2,965		721,607

