

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
MURPHY, J GREGORY & MARIA M 39 MIDDLE STREET HINGHAM MA 02043				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 2,758,100 1,115,800	Assessed 2,758,100 1,115,800							
						4	Gas			7												
				SUPPLEMENTAL DATA																		
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 40 #DL 2 GIS ID F_964449_2688697				Plan Ref. Land Ct# 7685-O #SR Life Estate PP STATU Assoc Pid#				Total		3,873,900		3,873,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
MURPHY, J GREGORY & MARIA M POWER, PATRICIA R TIERNEY, MICHAEL E TR NOONAN, ANNE T				C193118	0	12-07-2010	Q	I	1,750,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				C131526	0	09-30-1993	U	I	100	A												
				C114100	0	04-29-1988	Q	I	395,000	U												
				C70161	0	04-11-1977	U		0		Total		3,873,900	Total		3,547,400	Total		2,953,800			
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 Appraised Bldg. Value (Card) 2,479,400 Appraised Xf (B) Value (Bldg) 196,500 Appraised Ob (B) Value (Bldg) 82,200 Appraised Land Value (Bldg) 1,115,800 Special Land Value 0 Total Appraised Parcel Value 3,873,900 Valuation Method C Total Appraised Parcel Value 3,873,900										
Nbhd		Nbhd Name			B			Tracing			Batch											
0116											OSTVIL											
NOTES																						
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-23-13	11-08-2023	880	Alt-Int work-Res		70,000	06-30-2024	100	06-30-2024	Finishing the basement for a b			06-30-2024	TR	03		16	In Office Review					
201303743	06-07-2013	PH	Pool Heater		0	09-11-2013	100	06-30-2014	POOL HEATER (GAS PMT)			12-15-2023	MM	02		03	Cycl Insp Comp					
201302627	05-13-2013	SP	Swimming Pool		70,000	09-11-2013	100	06-30-2014	18X34 INGRND GUNITE POO			06-04-2020	WD			FR	Field Review					
201101081	03-21-2011	RE	Remodel		1,200	06-30-2011	100	06-30-2011	DIVIDE RM W WALL-BDRM,LI			01-15-2014	MW	02		02	Bldg Permit Completed					
200707938	04-05-2010	DW	Dwelling		800,000	04-05-2010	100	06-30-2010	REBLD 4BED HOME			02-25-2011	TP	03		16	In Office Review					
200707937	12-12-2007	DE	Demolish		12,000	12-31-2008	100	01-17-2008	DEMO HOUSE													
10781	10-01-1995	NR	New Roof		0	01-15-1996	100	12-31-1996	OS RE-ROOF													
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	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0116	7.100				1.0000	2,231,650	1,115,800			
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value					1,115,800				

Property Location 451 WIANNO AVENUE
Vision ID 10544 Account # 89996

Map ID 163/ 002/ //
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/19/2024 3:59:51 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2	2 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	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	2				
Extra Fixtures					
Total Rooms	10				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	42	4 Full-2 Half			

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
FPLG	Gas Fireplace-	B	2	2500.00	2011		91		0.00	4,600
WDC	Wood Decking	L	468	20.00	2009		80		0.00	7,100
WDC	Wood Deck w/	L	708	18.00	2009		80		0.00	9,300
FOP	Open Porch-ro	B	611	55.00	2011		91		0.00	21,200
GAR	Attached Gara	B	814	40.00	2011		91		0.00	24,000
BMT	Basement-Unfi	B	2,502	26.01	2011		91		0.00	48,600
SPL3	Pool Gunite	L	612	75.00	2013		78	00	1.00	38,000
SPH2	Pool Heater 50	L	1	3081.00	2013		88		0.00	2,700
PATF	Flagstone Pav	L	988	30.00	2013		94		0.00	25,100
BFA2	Bsmt Fin-VG-	B	1,980	54.47			91		0.00	98,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,594	2,594	2,594	445.88	1,156,600
BMT	Basement Area	0	2,502	0	0.00	0
FOP	Open Porch	0	611	0	0.00	0
FUS	Upper Story	3,268	3,268	3,268	445.88	1,457,120
GAR	Attached Garage	0	814	0	0.00	0
PTO	Patio	0	988	0	0.00	0
UAT	Attic, Unfinished	0	2,454	245	44.51	109,239
WDK	Wood Deck	0	1,176	0	0.00	0
Ttl Gross Liv / Lease Area		5,862	14,407	6,107		2,722,959

