

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
MCLAUGHLIN, PAUL D & DOROTHY ONE PHEASANT RUN HINGHAM MA 02043		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	385,600	385,600		
			6 Septic		3	RES LAND	1010	254,900	254,900		
SUPPLEMENTAL DATA						Total				640,500	640,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PAR B #DL 2 GIS ID F_972848_2698830				Plan Ref. 191/35 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)								
MCLAUGHLIN, PAUL D & DOROTHY M	28785	0204	04-07-2015	Q	I	268,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MANZO, BALDO MICHAEL JR TR	20479	0079	11-16-2005	U	I	0	1A	2025	1010	385,600	2024	1010	382,100	2023	1010	331,600
MANZO, BALDO M	8869	0157	11-15-1993	U	I	1	A		1010	254,900		1010	254,900		1010	252,200
MANZO, BALDO M & MARIE R	1291	0158	03-12-1965	U	I	0		Total		640,500	Total		637,000	Total		583,800

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total			0.00						Appraised Bldg. Value (Card)	348,300			
									Appraised Xf (B) Value (Bldg)	35,900			
									Appraised Ob (B) Value (Bldg)	1,400			
									Appraised Land Value (Bldg)	254,900			
									Special Land Value	0			
									Total Appraised Parcel Value	640,500			
									Valuation Method	C			
									Total Appraised Parcel Value	640,500			

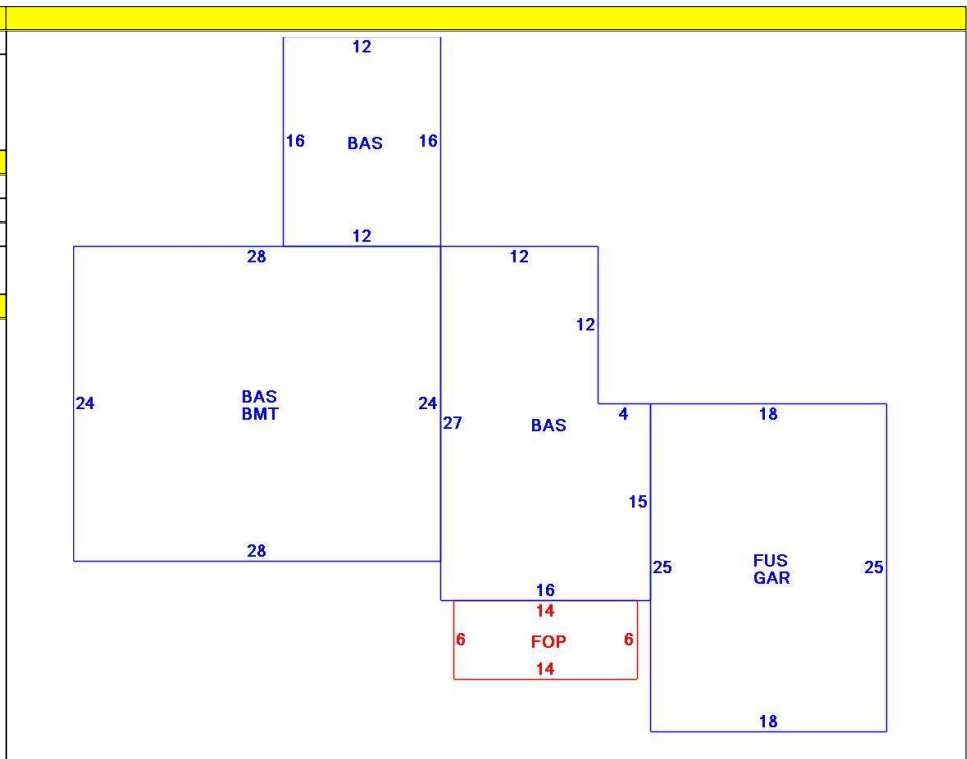
ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name					CENVIL	
0108							

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
19-1792	09-06-2019	804	Addn Alt-Res	168,000	07-02-2020	100	06-11-2020	add garage to side of house wi	07-02-2020	SR	01		02	Bldg Permit Completed
200703065	06-14-2007	AD	Addition	12,800	04-03-2013	100	06-30-2013	MUNIS HAS EXPIRED-SUN R	06-05-2020	LS			FR	Field Review
B26463	05-01-1984	AD	Addition	10,000	06-30-1984	100	06-30-1984	CE KITCHE	09-24-2019	CK	03		16	In Office Review
									06-02-2016	JR	03		20	Sale Review
									05-17-2013	RB	03		02	Bldg Permit Completed
									09-15-2009	PT	02		14	Cyclical Inspection
									11-16-2007	PT	02		14	Cyclical Inspection

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	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0108	1.700		1.0000	910,446.4	254,900
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			254,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
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	8				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	11	1 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		464,347
			Year Built		1955
			Effective Year Built		1992
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		25
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		75
			RCNLD		348,300
			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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		75		0.00	3,800
FOP	Open Porch-ro	B	84	55.00	1990		75		0.00	3,700
BMT	Basement-Unfi	B	672	26.01	1990		75		0.00	15,400
GAR	Attached Gara	B	450	40.00	1990		75		0.00	13,000
SHED	Shed	L	96	18.00	2010		82		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,248	1,248	1,248	273.47	341,287
BMT	Basement Area	0	672	0	0.00	0
FOP	Open Porch	0	84	0	0.00	0
FUS	Upper Story	450	450	450	273.47	123,060
GAR	Attached Garage	0	450	0	0.00	0
Ttl Gross Liv / Lease Area		1,698	2,904	1,698		464,347

