

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
FINN, STEPHEN K & LORI 40 OAK HILL LANE BOYLSTON MA 01505		1 Level	2 Public Water	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	1,073,500	1,073,500		
			6 Septic			RES LAND	1010	294,500	294,500		
SUPPLEMENTAL DATA						Total				1,368,000	1,368,000
Alt Prcl ID		Split Zonin		Plan Ref. 105/125							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		LOTS 2, 7, SOUTH 1/2 OF		Life Estate							
#DL 2				PP STATU A:Active							
GIS ID		F_972666_2700862		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FINN, STEPHEN K & LORI		35998	298	09-25-2023	Q	I	1,355,000	00	Year	Code	Assessed	Year	Code	Assessed
MIZO, THOMAS J TR		29749	0307	06-24-2016	Q	I	767,000	00	2025	1010	1,073,500	2024	1010	1,034,700
BATEMAN, PHILIP C TR		18993	0191	09-01-2004	U	I	550,000	1		1010	294,500		1010	294,500
KEENAN, AUDREY E		7986	0119	04-15-1992	Q	I	220,000	U						
MILES, MARTHA D & VIALL, JAMES R		5491	0182	12-15-1986	Q	I	280,000	U						
Total									1,368,000	Total	1,329,200	Total	1,173,000	

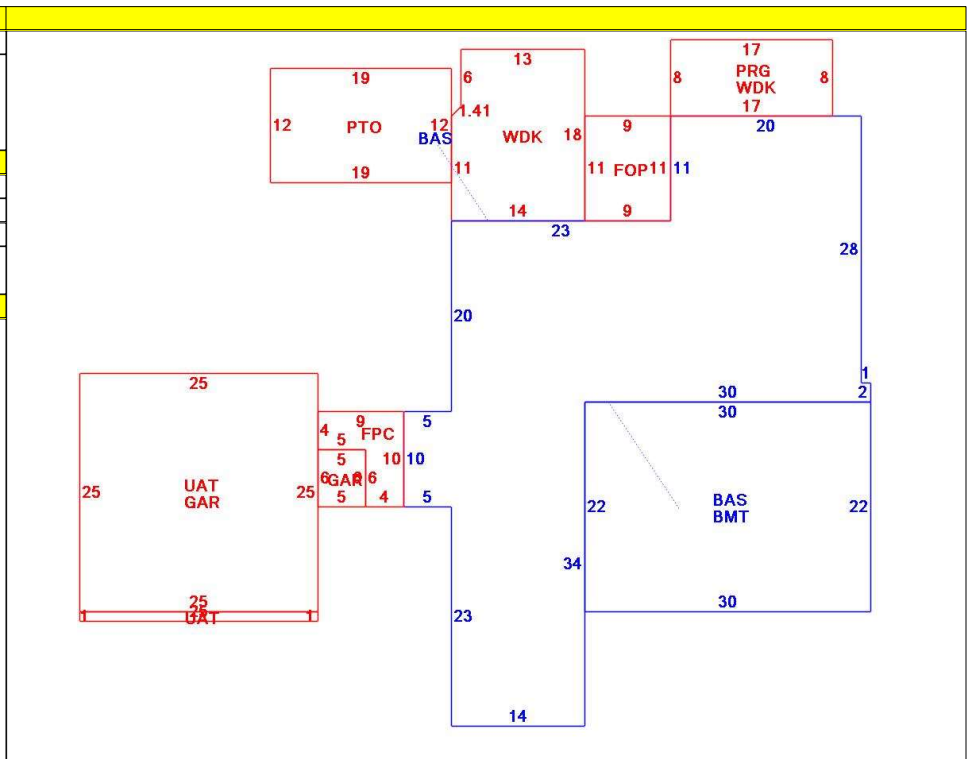
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				CENVIL	Appraised Bldg. Value (Card)	1,002,700	
					Appraised Xf (B) Value (Bldg)	51,400	
					Appraised Ob (B) Value (Bldg)	19,400	
					Appraised Land Value (Bldg)	294,500	
					Special Land Value	0	
					Total Appraised Parcel Value	1,368,000	
					Valuation Method	C	
					Total Appraised Parcel Value	1,368,000	

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-24-4	01-03-2024	835	Sid/Wind/Roof/	10,520		100		air sealing, 6 mil poly on crawl roofing	06-05-2020	LS			FR	Field Review
18-2825	08-30-2018	835	Sid/Wind/Roof/	11,000	06-30-2019	100	06-30-2019		09-05-2019	SR	01		03	Cycl Insp Comp
79164	09-09-2004	RA	Remodel-Additi	100,000	05-12-2005	100	06-30-2007		08-02-2016	JR	03		20	Sale Review
									09-24-2009	PT	04		44	Drive by inspection only
									05-04-2007	MF	02		02	Bldg Permit Completed
									05-03-2007	JG	03		52	New Construction
									05-12-2005	MF	02		13	CALL BACK

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	RD-	3	0.810	AC	176,344.00	1.21279	1.0000	5	1.00	0108	1.700		1.0000	363,586.0	294,500
Total Card Land Units					0.81	AC	Parcel Total Land Area					0.81	Total Land Value			294,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	A	Luxury			
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					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,152,582
			Year Built		1954
			Effective Year Built		2007
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		13
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		87
			RCNLD		1,002,700
			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
FPL1	Fireplace 1 sto	B	1	5000.00	2005		87		0.00	4,400
FOP	Open Porch-ro	B	99	55.00	2005		87		0.00	4,800
GAR	Attached Gara	B	655	40.00	2005		87		0.00	19,500
BMT	Basement-Unfi	B	660	26.01	2005		87		0.00	17,700
FOPC	Open Prch-roo	B	60	55.00	2005		87		0.00	2,800
SHED	Shed	L	120	18.00	2004		70		0.00	1,500
PAT2	Patio-Good	L	228	9.94	2018		99		0.00	2,400
WDC	Deck comp w	L	382	28.00	2018		98		0.00	10,200
FPIT	Fire Pit	L	1	3010.00	2018		94	C+	1.10	3,100
PRG1	Pergola-Avg	L	136	18.00	2018		88	C	1.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,225	2,225	2,225	503.31	1,119,867
BMT	Basement Area	0	660	0	0.00	0
FOP	Open Porch	0	99	0	0.00	0
FPC	Open Porch Conc. Floor	0	60	0	0.00	0
GAR	Attached Garage	0	655	0	0.00	0
PRG	Pergola	0	136	0	0.00	0
PTO	Patio	0	228	0	0.00	0
UAT	Attic, Unfinished	0	650	65	50.33	32,715
WDK	Wood Deck	0	382	0	0.00	0
Ttl Gross Liv / Lease Area		2,225	5,095	2,290		1,152,582



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FINN, STEPHEN K & LORI 40 OAK HILL LANE BOYLSTON MA 01505		1	Level	2	Public Water	1	Paved	1	Marginal View	Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	1,073,500	1,073,500
		6	Septic					3		RES LAND	1010	294,500	294,500
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Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 2, 7, SOUTH 1/2 OF #DL 2 GIS ID F_972666_2700862					Plan Ref. 105/125 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#					Total		1,368,000	1,368,000

801
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														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2025	1010	1,073,500	2024	1010	1,034,700	2023	1010	881,600
															1010	294,500		1010	294,500		1010	291,400
														Total		1,368,000	Total		1,329,200	Total		1,173,000

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Exterior Wall 2						Parcel Id		C		Ownr	0.0
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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FPLG	Gas Fireplace-	B	1	2500.00	2005		87		0.00	2,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											