

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION		
NEEDHAM, LAUREEN L 549 HUCKINS NECK RD CENTERVILLE MA 02632											Description RESIDENTL RES LAND	Code 1010 1010	Assessed		Assessed							
									1				480,800	480,800								
										152,200			152,200									
SUPPLEMENTAL DATA																						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 23 #DL 2 GIS ID F_975451_2711009								Plan Ref. 172/51 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 633,000 633,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
NEEDHAM, LAUREEN L NEEDHAM, OWEN F & KATHLEEN W GERBITZ, GENE R & LINDA M				13468	0088	01-04-2001	U	I	225,000		1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				11235	0148	02-20-1998	Q	V	15,400		1A	2025	1010	480,800	2024	1010	454,300	2023	1010	402,200		
				3274	0280	04-24-1981	U		0				1010	152,200		1010	152,200		1010	138,400		
				Total								Total 633,000		Total		606,500		Total 540,600				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 438,800 Appraised Xf (B) Value (Bldg) 38,200 Appraised Ob (B) Value (Bldg) 3,800 Appraised Land Value (Bldg) 152,200 Special Land Value 0 Total Appraised Parcel Value 633,000 Valuation Method C Total Appraised Parcel Value 633,000							
2011	5C	RESIDENTIAL EXEMPTION		0.00																		
Total				0.00																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name			B			Tracing			Batch											
0105											BARNs											
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	
EXPR-22-1 44597		10-11-2022 03-09-2000		835 DW	Sid/Wind/Roof/ Dwelling		5,637 108,650		01-01-2001		100 100			Weatherization, Insulation and		10-19-2021 04-30-2020 04-11-2014 02-27-2001	SR WD JR MF	02 03 01		03 FR 16 00	Cycl Insp Comp Field Review In Office Review 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		RF-1	1	0.350 AC		176,344.00	2.46674	1.0000	5	1.00	0105	1.000				1.0000	434,987.7	152,200		
Total Card Land Units						0.35	AC	Parcel Total Land Area 0.35						Total Land Value 152,200								

Property Location 549 HUCKINS NECK ROAD
Vision ID 16748 Account # 146167

Map ID 234/ 039/ // Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/20/2024 8:41:18 A

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	04	Cape Cod							
Model	01	Residential							
Grade:	C+	Average Plus							
Stories	1.5	1 1/2 Stories							
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	11	Clapboard							
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									
Heat Fuel	03	Gas							
Heat Type	04	Hot Air							
AC Type	01	None							
Bedrooms	03	3 Bedrooms							
Full Baths	3								
Half Baths	0								
Extra Fixtures									
Total Rooms	7	7 Rooms							
Bath Style									
Kitchen Style									
Occupancy									
Sewer Occupan									
Accessory Apt									
Foundation Alt	01	Poured Conc.							
Rms Prts									
Bath Split	30	3 Full-0 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	1	2500.00	2008		89		0.00	2,200
WDC	Wood Decking	L	240	20.00	2005		72		0.00	3,800
FOPC	Open Prch-roo	B	14	55.00	2008		89		0.00	1,000
GAR	Attached Gara	B	352	40.00	2008		89		0.00	13,200
BMT	Basement-Unfi	B	890	26.01	2008		89		0.00	21,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	890	890	890	290.51	258,554	
BMT	Basement Area	0	890	0	0.00	0	
FPC	Open Porch Conc. Floor	0	14	0	0.00	0	
GAR	Attached Garage	0	352	0	0.00	0	
TQS	Three Quarter Story	807	1,242	807	188.76	234,442	
WDK	Wood Deck	0	240	0	0.00	0	
Ttl Gross Liv / Lease Area		1,697	3,628	1,697		492,996	

