

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
FITZGERALD, JOHN F TR BLUFF POINT 1999 TRUST #2 7 COUNTRY WAY HOPKINTON MA 01748		1	Level	2	Public Water	1	Paved	7	Waterfront	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 1,176,300 2,359,300	Assessed 1,176,300 2,359,300
		4	Gas			1	Excel View						
		6	Septic			2							
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 8 #DL 2 GIS ID F_948505_2685277					Plan Ref. 280/58 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total 3,535,600 3,535,600			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FITZGERALD, JOHN F TR SOBIN, JULIAN M & LELA F		12681	0241	11-23-1999	Q	I	2,977,140	00					Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		2297	0069	02-09-1976	U		0		2025	1010	1,176,300	2024	1010	1,173,200	2023	1010	951,400				
												Total		3,535,600	Total		3,532,500	Total		2,851,200	

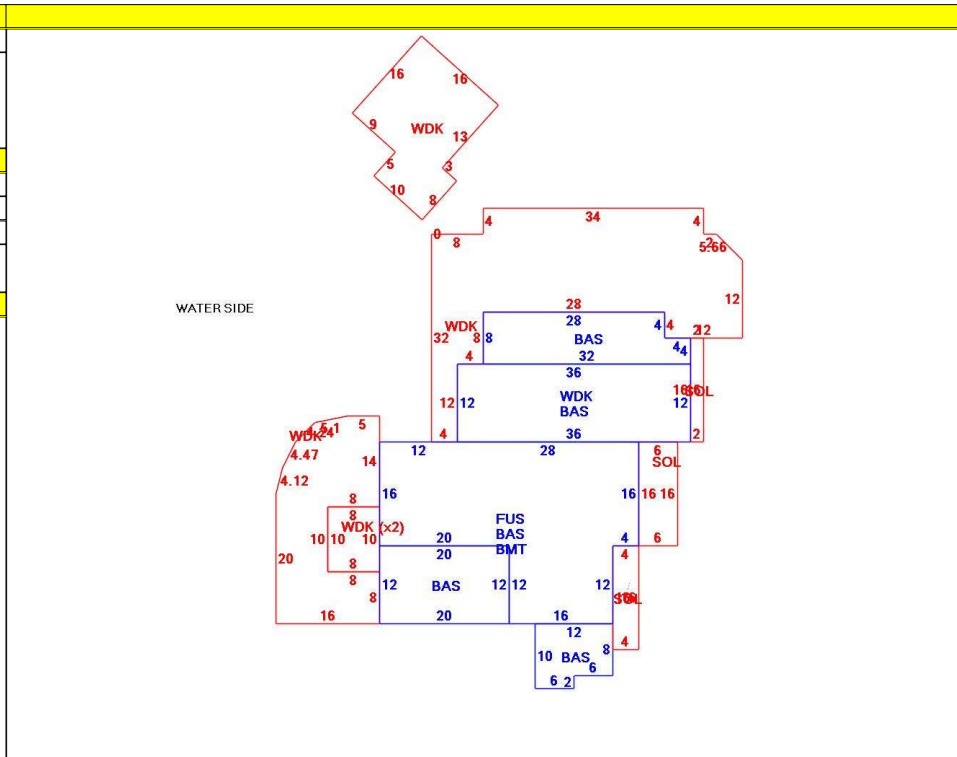
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total	0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0120				COTUIT	Appraised Bldg. Value (Card)	949,600		
					Appraised Xf (B) Value (Bldg)	54,500		
					Appraised Ob (B) Value (Bldg)	172,200		
					Appraised Land Value (Bldg)	2,359,300		
					Special Land Value	0		
					Total Appraised Parcel Value	3,535,600		
					Valuation Method	C		
					Total Appraised Parcel Value	3,535,600		

NOTES										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
17-585	03-07-2017	809	Deck	50,000	06-06-2017	100	06-30-2017	Repair existing deck		06-09-2020	WD			FR	Field Review				
45123	03-30-2000	GN	Generator	0	06-30-2012	100	06-30-2012	50 KW GENERATOR W AUTO		01-02-2018	RB	03		16	In Office Review				
B32500	12-01-1988	AD	Addition	30,000	01-15-1990	100	12-31-1990	CO ADD'N		07-03-2017	SR	02		02	Bldg Permit Completed				
B19222	05-01-1977	DW	Dwelling	0	01-15-1979	100	12-01-3079	CO 11/2 S		07-29-2013	JR	02		03	Cycl Insp Comp				
										02-11-2013	DR	22		22	Change of Address				
										03-09-2012	JR	03		15	Abatement Review				
										12-21-2011	RB	03		16	In Office Review				

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	2	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0120	12.500		1.0000	2,204,300	2,204,300	
1	1010	Single Fam M-0	RF	2	0.870	AC 14,250.00	1.00000	1.0000	0	1.00	0120	12.500		1.0000	178,125	155,000	
Total Card Land Units					1.87	AC	Parcel Total Land Area					1.87	Total Land Value				2,359,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2	2 Stories			
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	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	31	3 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		1,130,522
			Year Built		1977
			Effective Year Built		2003
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		949,600
			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
FPLG	Gas Fireplace-	B	2	2500.00	2001		84		0.00	4,200
DKHD	Dock-Heavy	L	1	205000.0	1991		44		0.00	90,200
BFA2	Bsmt Fin-VG-	B	672	54.47	2001		84		0.00	30,700
SOL	Solarium	L	192	171.10	2002		78	C	1.00	23,000
BMT	Basement-Unfi	B	832	26.01	2001		84		0.00	19,600
GEN1	Large Generat	L	1	29300.00	2000		62		0.00	18,200
WDC	Wood Decking	L	764	20.00	2002		66		0.00	9,200
WDC	Deck comp w	L	543	28.00	2017		96		0.00	13,600
WDC	Deck composit	L	864	24.00	2017		96		0.00	18,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,852	1,852	1,852	421.21	780,077
BMT	Basement Area	0	832	0	0.00	0
FUS	Upper Story	832	832	832	421.21	350,445
SOL	Solarium	0	192	0	0.00	0
WDC	Wood Deck	0	2,171	0	0.00	0
Ttl Gross Liv / Lease Area		2,684	5,879	2,684		1,130,522

