

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION																	
ANDERSON, THOMAS K & JENNIFER THOMAS K & JENNIFER D ANDERSON 41 CENTRAL STREET HINGHAM MA 02043				1	Level	2	Public Water					Description		Code	Assessed		Assessed																		
						4	Gas			1	Paved			RESIDENTL	1010	602,400						602,400													
						6	Septic					6		RES LAND	1010	162,100						162,100													
SUPPLEMENTAL DATA																																			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 1 #DL 2 GIS ID F_951433_2697365								Plan Ref. 316/15 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		764,500		764,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)																						
ANDERSON, THOMAS K & JENNIFER D ANDERSON, THOMAS K & JENNIFER D SANDYSIDE PROPERTIES LLC NICKERSON, ROBERT F JR ESTATE OF NICKERSON, ROBERT F JR				36692	222	11-25-2024		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed														
				35067	281	04-22-2022		Q	I	915,000		00	2025	1010	602,400	2024	1010	569,000	2023	1010	409,600														
				34035	148	04-21-2021		U	I	401,100		1										162,100													
				33803	1	10-20-2020		U	I	0		1F																							
				31214	0099	04-20-2018		U	I	100		1F	Total		764,500		Total		731,100		Total		556,900												
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description			Number		Amount		Comm Int																				
2023	N5C	NO RESIDENTIAL EXEMPTION																																	
Total				0.00																															
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 546,100 Appraised Xf (B) Value (Bldg) 54,000 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 162,100 Special Land Value 0 Total Appraised Parcel Value 764,500 Valuation Method C Total Appraised Parcel Value 764,500																	
Nbhd		Nbhd Name			B			Tracing			Batch																								
0105											MARSTM																								
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-21-75	07-01-2021	804	Addn Alt-Res	70,000	03-11-2022	100	03-11-2022	Not complete teardown. Repla Re-Roofing (Stripping Old Shin MM ADD'N			11-26-2024	AG	03	6	16	In Office Review	
																		17-4306	12-14-2017	835	Sid/Wind/Roof/ Addition	30,358	06-30-2018	100	06-30-2018				08-28-2023	CK	03		16	In Office Review	
B17904	08-01-1975	AD		0	01-15-1976	100	12-31-1976	06-01-2022	BM	03	16	In Office Review																							
								05-04-2022	TR	03	16	In Office Review																							
														05-04-2022	TR	03	16	In Office Review																	
														06-01-2020	DM		FR	Field Review																	
														05-15-2019	SR	02	03	Cycl Insp Comp																	
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	3	0.560	AC	176,344.00	1.64114	1.0000	5	1.00	0105	1.000				1.0000	289,398.1	162,100																
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value					162,100																	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description			Factor%
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New			587,175		
Heat Fuel	03	Gas									
Heat Type	04	Hot Air									
AC Type	03	Central									
Bedrooms	03	3 Bedrooms				Year Built			1971		
Full Baths	2					Effective Year Built			2015		
Half Baths	1					Depreciation Code			E		
Extra Fixtures						Remodel Rating					
Total Rooms	6	6 Rooms				Year Remodeled					
Bath Style						Depreciation %			7		
Kitchen Style						Functional Obsol			0		
Occupancy						External Obsol			0		
Sewer Occupan						Trend Factor			1		
Accessory Apt						Condition					
Foundation Alt	01	Poured Conc.				Condition %					
Rms Prts						Percent Good			93		
Bath Split	21	2 Full-1 Half				RCNLD			546,100		
						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	
FPL2	Fireplace 1.5 s	B	1	6000.00	1993		93		0.00	5,600	
PAT2	Patio-Good	L	140	9.94	1996		77		0.00	1,200	
FOPC	Open Prch-roo	B	51	55.00	1993		93		0.00	2,700	
GAR	Attached Gara	B	528	40.00	1993		93		0.00	17,900	
BMT	Basement-Unfi	B	1,200	26.01	1993		93		0.00	27,800	
SHED	Shed	L	120	18.00	1994		50		0.00	1,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
BAS	First Floor				1,438	1,438	1,438	298.97		429,917	
BMT	Basement Area				0	1,200	0	0.00		0	
FAT	Attic, Finished				77	510	77	45.14		23,021	
FPC	Open Porch Conc. Floor				0	51	0	0.00		0	
GAR	Attached Garage				0	528	0	0.00		0	
PTO	Patio				0	140	0	0.00		0	
TQS	Three Quarter Story				449	690	449	194.55		134,237	
Ttl Gross Liv / Lease Area					1,964	4,557	1,964			587,175	