Property Location 295 REGENCY DRIVE | Map ID 064/ 040/ / / | Bldg Name | State Use 1010
Vision ID 4206 | Account # 36482 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 1:17:46 A

CURRENT OWNER

HINCKLEY, HOWARD P & PELOQUIN,

295 REGENCY DRIVE

MARSTONS MIL MA 02648

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	6	Septic	1	Paved		
		4	Gas				
		2	Public Water			6	

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	16427-D
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 14	PP STATU	
#DL 2			
GIS ID	F_951163_2711543	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	621,300	621,300
RES LAND	1010	176,300	176,300
Total		797,600	797,600

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
HINCKLEY, HOWARD P & PELOQUIN, KA	C172520	0	03-30-2004	Q	I	400,000	00
COHEN, JOSEPH & ELEANOR I	C133388	0	03-15-1994	Q	I	180,000	U
ROCK, WILFRED A	C101090	0	04-15-1985	Q	I	159,900	U
SAWYER, CHARLES W & SUSAN E	C64429	0	05-13-1975	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	621,300	2024	1010	610,100	2023	1010	534,900
	1010	176,300		1010	176,300		1010	160,300
	Total	797,600		Total	786,400		Total	695,200

EXEMPTIONS

Year	Code	Description	Amount
2024	5C	RESIDENTIAL EXEMPTION	
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	522,800
Appraised Xf (B) Value (Bldg)	60,400
Appraised Ob (B) Value (Bldg)	38,100
Appraised Land Value (Bldg)	176,300
Special Land Value	0
Total Appraised Parcel Value	797,600
Valuation Method	C
Total Appraised Parcel Value	797,600

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				MARSTM

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20-993	04-10-2020	835	Sid/Wind/Roof/	7,502		100		INSTALL (1) REPLACEMENT
200703147	06-01-2007	BR	Barn	50,800	08-11-2015	100	06-30-2016	POST & BEAM BARN FOR ST
76072	04-20-2004	NR	New Roof		10-06-2004	100	01-01-2005	
B30129	11-01-1986	AD	Addition	6,000	01-15-1987	100	12-31-1987	MM PORCH
B19356	07-01-1977	DW	Dwelling	0	01-15-1981	100	12-31-1981	MM DWELL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-26-2023	JO	03		16	In Office Review
05-13-2020	LS			FR	Field Review
10-13-2009	TR	22		22	Change of Address
10-18-2007	PT	02		14	Cyclical Inspection
11-04-2005	PT	02		01	Meas/Est
10-06-2004	MF	04		44	Drive by inspection only
07-20-2004	PT	02		01	Meas/Est

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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300

Total Card Land Units 1.00 AC | Parcel Total Land Area 1.00 | Total Land Value 176,300

Property Location 295 REGENCY DRIVE | Map ID 064/ 040/ / / | Bldg Name | State Use 1010
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CONSTRUCTION DETAIL

Element	Cd	Description
Style	01	Ranch
Model	01	Residential
Grade:	C	Average
Stories	1	1 Story
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	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2	12	Hardwood
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	02	2 Bedrooms
Full Baths	2	
Half Baths	1	
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	21	2 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

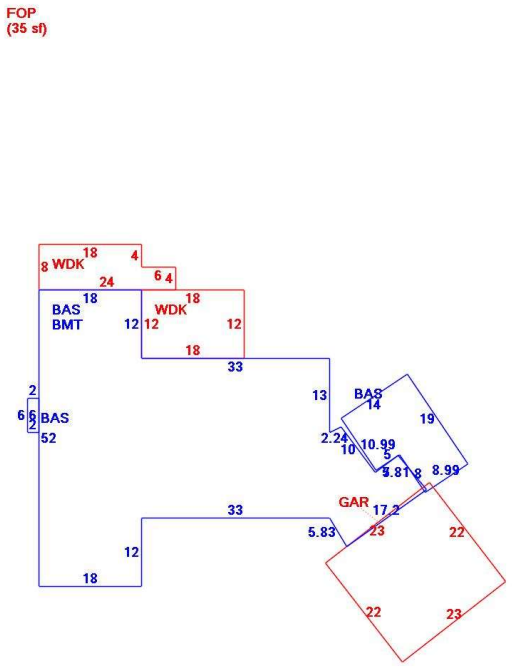
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	622,361
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	522,800
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	2001		84		0.00	4,200
BRN3	Barn w loft	L	720	39.66	2007		83	00	1.00	23,700
SHD2	Shed w/Elec	L	280	26.00	2007		76		0.00	5,500
SHD2	Shed w/Elec	L	200	26.00	2007		76		0.00	4,000
WDC	Wood Decking	L	384	20.00	2002		66		0.00	4,900
FOP	Open Porch-ro	B	35	55.00	2001		84		0.00	2,200
GAR	Attached Gara	B	506	40.00	2001		84		0.00	15,700
BMT	Basement-Unfi	B	2,048	26.01	2001		84		0.00	38,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,287	2,287	2,287	272.13	622,361
BMT	Basement Area	0	2,049	0	0.00	0
FOP	Open Porch	0	35	0	0.00	0
GAR	Attached Garage	0	506	0	0.00	0
WDK	Wood Deck	0	384	0	0.00	0
	Ttl Gross Liv / Lease Area	2,287	5,261	2,287		622,361