

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION				
GAUGHEN, ROBERT H								Description	Code	Assessed	Assessed		RESIDNTL RES LAND	1010 1010	1,875,400 1,608,300	1,875,400 1,608,300
55 MAIN STREET				7												
HINGHAM MA 02043				SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_958788_2689707				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#												
								Total				3,483,700		3,483,700		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GAUGHEN, ROBERT H				24547	0309	05-13-2010	Q	I	2,200,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
VINIOS, LOUIS N & ZACHARIE				17047	0064	06-06-2003	Q	I	1,750,000	00	2025	1010	1,875,400	2024	1010	1,896,900	2023	1010	1,484,400
MORAN, ROBERT M TR				13246	0278	09-18-2000	Q	I	950,000	00		1010	1,608,300		1010	1,608,300		1010	1,266,100
TEW, JOHN B JR & GAIL B				11885	0020	12-03-1998	U	I	1	1A									
TEW, VALERIE H				9590	0212	03-15-1995	U	I	1	A									
				Total				3,483,700		Total		3,505,200		Total		2,750,500			

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							
0118			OSTVIL								
NOTES				Appraised Bldg. Value (Card) 1,735,900 Appraised Xf (B) Value (Bldg) 88,300 Appraised Ob (B) Value (Bldg) 51,200 Appraised Land Value (Bldg) 1,608,300 Special Land Value 0 Total Appraised Parcel Value 3,483,700 Valuation Method C Total Appraised Parcel Value 3,483,700							

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
19-3174	09-26-2019	835	Sid/Wind/Roof/	8,400		100		siding, roof		05-29-2020	WD			FR	Field Review
19-68	01-30-2019	804	Addn Alt-Res	40,000	06-30-2019	100	06-30-2019	Remodel (2) existing second fl		06-30-2019	TR	03		02	Bldg Permit Completed
18-1098	04-30-2018	822	Insulation	10,967	06-30-2019	100	06-30-2019	Damming, Install 6" layer Cellu		05-15-2018	KM	02		03	Cycl Insp Comp
200905335	11-02-2009	NW	New Windows	0	06-30-2010	100	06-30-2010	REPL		10-19-2016	AL	22		22	Change of Address
200705708	10-23-2007	SP	Swimming Pool	30,000	06-23-2008	100	06-30-2009	20X32 GUNITE		05-16-2016	JR	03		16	In Office Review
85769	07-29-2005	NS	New Siding	3,000	01-27-2005	100	01-01-2005	RESIDE 3SQ		01-18-2012	RB	03		16	In Office Review
52427	03-28-2001	DW	Dwelling	576,720	02-04-2002	100	01-01-2002	4BD 3BTH 2ST 2CAR ATT GA		08-03-2011	NF	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	RC	3	0.610	AC	176,344.00	1.54133	1.0000	5	1.00	0117	9.700		1.0000	2,636,501	1,608,300
Total Card Land Units					0.61	AC	Parcel Total Land Area					0.61	Total Land Value			1,608,300	

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HINGHAM MA 02043		SUPPLEMENTAL DATA				RES LAND	1010	1,608,300	1,608,300							
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								Year	Code	Assessed	Year	Code	Assessed			
								2025	1010	1,875,400	2024	1010	1,896,900			
									1010	1,608,300		1010	1,608,300			
								Total		3,483,700	Total		3,505,200			
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0118						OSTVIL					Appraised Xf (B) Value (Bldg)			88,300		
										Appraised Ob (B) Value (Bldg)			51,200			
										Appraised Land Value (Bldg)			1,608,300			
										Special Land Value			0			
										Total Appraised Parcel Value			3,483,700			
										Valuation Method			C			
										Total Appraised Parcel Value			3,483,700			
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Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	07	Modern/Contemp									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	04	4 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	10	10 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	31	3 Full-1 Half				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	
FNC7	Chain Link Gat	L	1	810.42	2009		80		0.00	600	
WDC	Wood Deck w/	L	366	18.00	2006		74		0.00	4,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											