

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
MADDEN, STEPHEN F & ANNETTE V 25 CLIFF ROAD WESTON MA 02493				1	Level	6	Septic	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed		801 FY2025 BARNSTABLE, MA		
						4	Gas			1	Water View	RESIDNTL	1010	1,447,200		1,447,200					
						2	Public Water			7		RES LAND	1010	2,249,500		2,249,500					
				SUPPLEMENTAL DATA										Total		3,696,700		3,696,700			
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 8 & 8A & 9B #DL 2 GIS ID F_959569_2688967						Plan Ref. 415/92 Land Ct# #SR Life Estate PP STATU Assoc Pid#											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MADDEN, STEPHEN F & ANNETTE V STAUDT, WILLIAM W & CHRISTINA R ROWLAND, JOHN B				C227133	0	08-03-2021	Q	I	3,400,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				C106747	0	06-15-1986	Q	I	325,000		U	2025	1010	1,447,200	2024	1010	1,394,600	2023	1010	1,223,700	
				C10228	0	12-27-1948	U		0				1010	2,249,500		1010	2,249,500		1010	2,057,200	
Total												3,696,700		Total		3,644,100		Total		3,280,900	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount		Code	Description			Number	Amount	Comm Int			APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,111,200 Appraised Xf (B) Value (Bldg) 122,800 Appraised Ob (B) Value (Bldg) 213,200 Appraised Land Value (Bldg) 2,249,500 Special Land Value 0 Total Appraised Parcel Value 3,696,700 Valuation Method C Total Appraised Parcel Value 3,696,700					
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name			B			Tracing			Batch										
0122											OSTVIL										
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				
18-2083	07-27-2018	880	Alt-Int work-Res	0	06-30-2019	100	06-30-2019	CONVERT EXISTING STORA				08-04-2023	LP			16	In Office Review				
201309110	12-10-2013	FB	Finish Basemen	55,000	06-04-2014	100	06-30-2014	FIN BMT PLYRM/BTH/STORA				05-29-2020	WD			FR	Field Review				
B31478	12-01-1987	DW	Dwelling	225,000	01-15-1989	100	01-15-1989	OS 2 STOR				06-30-2019	TR	03		16	In Office Review				
												01-20-2016	SR	01		02	Bldg Permit Completed				
												06-13-2014	MW	02		02	Bldg Permit Completed				
												05-29-2014	MW	02		13	CALL BACK				
												10-19-2006	PT	02		14	Cyclical Inspection				
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	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0119	12.000					1.0000	2,116,128	2,116,100	
1	1010	Single Fam M-0	RF-1	3	0.780	AC	14,250.00	1.00000	1.0000	0	1.00	0119	12.000					1.0000	171,000	133,400	
Total Card Land Units					1.78	AC	Parcel Total Land Area					1.78	Total Land Value					2,249,500			

Property Location 95 EEL RIVER ROAD
Vision ID 6697 Account # 56986

Map ID 116/ 121/ //
Bldg # 1

Bldg Name
Sec # 1 of 1

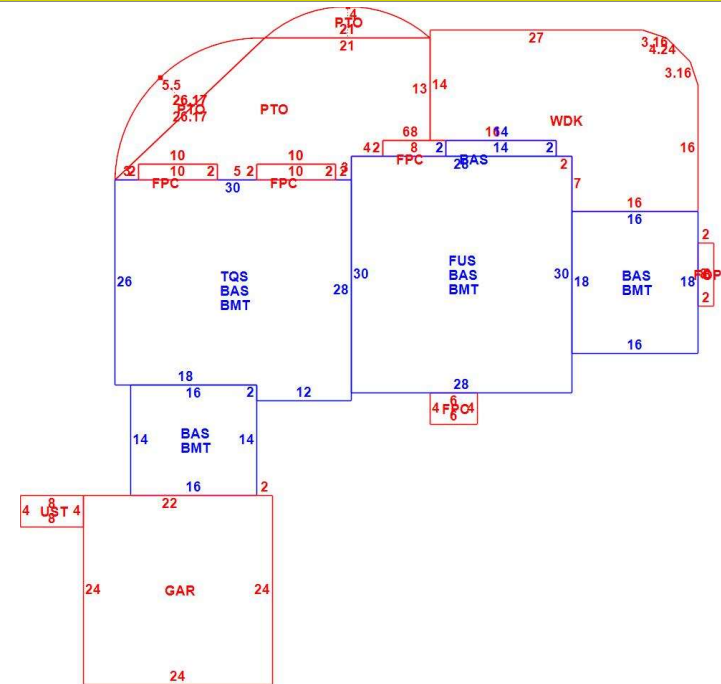
Card # 1 of 2

State Use 1010
Print Date 12/19/2024 7:48:59 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 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
FPL3	Fireplace 2 sto	B	1	7000.00	2002		84		0.00	5,900
WDC	Wood Decking	L	610	20.00	2006		74		0.00	8,300
PATF	Flagstone Pav	L	624	30.00	2006		87		0.00	15,500
FOP	Open Porch-ro	B	16	55.00	2002		84		0.00	1,300
GAR	Attached Gara	B	576	40.00	2002		84		0.00	17,200
BMT	Basement-Unfi	B	2,156	26.01	2002		84		0.00	39,900
FOPC	Open Prch-roo	B	80	55.00	2002		84		0.00	3,300
UST	Utility Storage-	B	32	17.11	2002		84		0.00	500
BFA1	Bsmt Fin-Goo	B	2,000	32.56	2002		84		0.00	54,700
DKHD	Dock-Heavy	L	1	205000.0	2015		92		0.00	188,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,184	2,184	2,184	372.95	814,512
BMT	Basement Area	0	2,156	0	0.00	0
FOP	Open Porch	0	16	0	0.00	0
FPC	Open Porch Conc. Floor	0	80	0	0.00	0
FUS	Upper Story	840	840	840	372.95	313,274
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	624	0	0.00	0
TQS	Three Quarter Story	523	804	523	242.60	195,050
UST	Utility Enclosure	0	32	0	0.00	0
WDK	Wood Deck	0	610	0	0.00	0
Ttl Gross Liv / Lease Area		3,547	7,922	3,547		1,322,836



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																2025	1010	1,447,200	2024	1010	1,394,600	2023	1010	1,223,700							
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Total Card Land Units							Parcel Total Land Area										Total Land Value														

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Model	01	Residential								
Grade:	B+	Custom Plus								
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Exterior Wall 1	14	Wood Shingle	CONDO DATA							
Exterior Wall 2	11	Clapboard	Parcel Id		C		Owne	0.0		
Roof Structure	03	Gable/Hip				B		S		
Roof Cover	10	Wood Shingle	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							
Heat Fuel	03	Gas	Year Built							
Heat Type	04	Hot Air	Effective Year Built							
AC Type	03	Central	Depreciation Code							
Bedrooms	05	5 Bedrooms	Remodel Rating							
Full Baths	2		Year Remodeled							
Half Baths	1		Depreciation %							
Extra Fixtures			Functional Obsol							
Total Rooms	8	8 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	21	2 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
STRS	Stairs to Water	L	8	122.52	2015		82	C	1.00	800
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										