

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
35 HULL LANE LLC 31 MONTROSE STREET NEWTON MA 02458		1 Sloping	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	1,313,800	1,313,800		
			6 Septic		2	RES LAND	1010	702,500	702,500		
SUPPLEMENTAL DATA						Total				2,016,300	2,016,300
Alt Prcl ID		Split Zonin		Plan Ref. 291/85; 269/44							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 2; LOT 2		#DL 2		Life Estate							
GIS ID F_945937_2684751		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
35 HULL LANE LLC		30560 0347	06-15-2017	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OROURKE, DEBORAH M		28948 0129	06-18-2015	U	I	1	1A	2025	1010	1,313,800	2024	1010	1,041,400	2023	1010	885,700
OROURKE, DAVID M & DEBORAH M		24589 0173	06-01-2010	Q	I	670,000	00		1010	702,500		1010	536,300		1010	630,900
CHERUBINI, BARBARA TR		12991 0001	05-05-2000	U	I	1	1A									
CHERUBINI, BARBARA TR		9691 0149	06-15-1995	Q	I	320,000	U									
Total								2,016,300	Total		1,577,700	Total		1,516,600		

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		Appraised Bldg. Value (Card)						1,104,300		
0111								COTUIT		Appraised Xf (B) Value (Bldg)						66,400		
										Appraised Ob (B) Value (Bldg)						143,100		
										Appraised Land Value (Bldg)						702,500		
										Special Land Value						0		
										Total Appraised Parcel Value						2,016,300		
										Valuation Method						C		
										Total Appraised Parcel Value						2,016,300		

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-23-97	08-17-2023	824	New Cons1-2fa	161,890	06-30-2024	100	06-30-2024	INGROUND GUNITE POOL 1		07-16-2024	SR	01		02	Bldg Permit Completed
201204941	08-14-2012	DW	Dwelling	500,000	06-14-2013	100	06-30-2013	NW DW-5 BDRM		10-17-2022	SR	02		03	Cycl Insp Comp
201204342	07-24-2012	DE	Demolish	35,000	05-15-2013	100	06-30-2013	DEMO EXIST DW-LEAVE FN		06-09-2020	WD			FR	Field Review
B17371	10-01-1974	DW	Dwelling	0	01-15-1976	100	06-30-1976	CO1ST&POO		10-16-2014	JR	03		16	In Office Review
										10-02-2013	JR	03		20	Sale Review
										06-19-2013	RB	03		02	Bldg Permit Completed
										05-15-2013	RB	03		13	CALL BACK

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	0.910 AC	176,344.00	1.08972	1.0000	5	1.00	0111	4.000	WETLAND		1.0000	768,665.8	699,500
1	1010	Single Fam M-0	RF	2	1.250 AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000			1.0000	2,375	3,000
Total Card Land Units					2.16 AC	Parcel Total Land Area					2.16	Total Land Value					702,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial									
Model	01	Residential									
Grade:	B	Custom									
Stories	2	2 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					
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	4					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	13					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	42	4 Full-2 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	
SPC1	Pool Cover-Au	L	608	17.53	2023		98		0.00	10,400	
SPH2	Pool Heater 50	L	1	3081.00	2023		98		0.00	3,000	
FPLO	Outdoor firepl -	L	1	13840.00	2023		99	C	1.00	13,700	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											