

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION																							
FAIR, STEPHEN O & REBECCA K 52 HEDGE ROAD BROOKLINE MA 02445		1 Level		2 Public Water		1 Paved				Description		Code				Assessed		Assessed																			
				4 Gas						RESIDENTL		1010				1,012,300		1,012,300																			
				6 Septic				7		RES LAND		1010				848,200		848,200																			
SUPPLEMENTAL DATA																																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 9 #DL 2 BLOCK E GIS ID F_961731_2689074						Plan Ref. 46/11 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total1,860,5001,860,500																											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
FAIR, STEPHEN O & REBECCA K GEARIN, JAMES M & GRETCHEN GEARIN, GRETCHEN GEARIN, JAMES M GEARIN, JAMES M		26227		0223		04-06-2012		Q		I		935,000		00		Year		Code		Assessed		Year		Code		Assessed											
		18032		0018		12-15-2003		U		I		1		1A		2025		1010		1,012,300		2024		1010		904,500											
		15698		0232		10-04-2002		U		I		1		1A				1010		848,200		2023		1010		780,100											
		14891		0146		03-05-2002		U		I		1		1A												701,000											
		9774		0344		07-15-1995		Q		I		157,000		00		Total		1,860,500		Total		1,752,700		Total		1,481,100											
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)883,200																			
																		Appraised Xf (B) Value (Bldg)56,800																			
																		Appraised Ob (B) Value (Bldg)72,300																			
																		Appraised Land Value (Bldg)848,200																			
																		Special Land Value0																			
																		Total Appraised Parcel Value1,860,500																			
																		Valuation MethodC																			
																		Total Appraised Parcel Value1,860,500																			
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									
200805976		10-27-2008		OB		Out Building		7,000		01-27-2009		100		06-30-2009		12 X 14 PH1		06-02-2020		WD						FR		Field Review									
200804934		09-29-2008		SP		Swimming Pool		30,000		01-27-2009		100		06-30-2009		16 X 32 SPL2		11-10-2016		KM		02				03		Cycl Insp Comp									
73217		11-25-2003		AD		Addition		168,096		06-22-2005		100		01-01-2005		20X20 ADD & 2ND FLR		12-29-2014		AL		22				22		Change of Address									
28897		02-12-1998		RE		Remodel		10,000		05-18-1998		100		01-01-1999				07-24-2013		JR		03				20		Sale Review									
																		04-27-2012		JR		03				16		In Office Review									
																		02-09-2011		MA		03				16		In Office Review									
																		08-21-2009		MA		22				22		Change of Address									
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		0.410		AC		176,344.00		2.13291		1.0000		5		1.00		0112		5.500				1.0000		2,068,691		848,200			
Total Card Land Units										0.41		AC		Parcel Total Land Area										0.41		Total Land Value										848,200	

Property Location 191 SCUDDER ROAD
Vision ID 8693 Account # 74172

Map ID 140/ 008/ //
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/19/2024 11:24:20

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			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	9				
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 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	2005		87		0.00	6,100
SPL3	Pool Gunite	L	576	75.00	2008		68	00	1.00	31,700
PHS1	Pool Hs/Elect,	L	168	90.00	2008		84	00	1.00	12,700
PATC	Conc Pavers	L	1,120	15.46	2008		89		0.00	13,700
PAT1	Patio- Average	L	520	5.89	1992		73		0.00	2,200
FOP	Open Porch-ro	B	214	55.00	2005		87		0.00	8,100
GAR	Attached Gara	B	464	40.00	2005		87		0.00	15,400
BMT	Basement-Unfi	B	1,272	26.01	2005		87		0.00	27,200
SHD2	Shed w/Elec	L	168	26.00	2016		94		0.00	4,100
PRG1	Pergola-Avg	L	520	18.00	2016		84	C	1.00	7,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,852	1,852	1,852	338.85	627,559
BMT	Basement Area	0	1,272	0	0.00	0
FOP	Open Porch	0	214	0	0.00	0
FUS	Upper Story	1,144	1,144	1,144	338.85	387,650
GAR	Attached Garage	0	464	0	0.00	0
PRG	Pergola	0	520	0	0.00	0
PTO	Patio	0	520	0	0.00	0

Ttl Gross Liv / Lease Area		2,996	5,986	2,996		1,015,209
----------------------------	--	-------	-------	-------	--	-----------

