Property Location 245 EAST BAY ROAD | Map ID 140/ 155/ 003/ / | Bldg Name | State Use 1010
Vision ID 8848 | Account # 401229 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 11:45:43

CURRENT OWNER

HAUSER, JOHN R & MARIJA E

24 PEACOCK FARM RD

LEXINGTON MA 02173

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	6	Septic	1	Paved	7	Waterfront
		4	Gas			1	Excel View
		2	Public Water			7	

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin	RC;RF-1	Land Ct#	13082-C
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 3	PP STATU	
#DL 2			
GIS ID	F_964070_2689809	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	720,600	720,600
RES LAND	1010	2,270,000	2,270,000
	Total	2,990,600	2,990,600

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
HAUSER, JOHN R & MARIJA E	C123381	0	05-22-1991	U	I	305,000	N
BATEMAN, KATHERINE M	C113434	0	01-29-1988	U	I	1,600,000	N

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	720,600	2024	1010	677,900	2023	1010	592,600
	1010	2,270,000		1010	2,270,000		1010	2,943,300
	Total	2,990,600		Total	2,947,900		Total	3,535,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0119				OSTVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	570,100
Appraised Xf (B) Value (Bldg)	48,800
Appraised Ob (B) Value (Bldg)	101,700
Appraised Land Value (Bldg)	2,270,000
Special Land Value	0
Total Appraised Parcel Value	2,990,600
Valuation Method	C
Total Appraised Parcel Value	2,990,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
EXPR-23-8	06-20-2023	835	Sid/Wind/Roof/	10,350		100		reroof 14 sq with Landmark Pr
40974	09-09-1999	AD	Addition	250,000	04-24-2000	100	01-01-2001	
B34375	06-01-1991	AD	Addition	30,000	01-15-1994	100	06-30-1994	OS WINDOW

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-02-2020	WD			FR	Field Review
05-16-2018	KM	02		03	Cycl Insp Comp
03-28-2016	RB	03		16	In Office Review
04-15-2010	JR	03		15	Abatement Review
05-01-2007	PT	02		14	Cyclical Inspection
08-15-2003	PT	02		01	Meas/Est
04-20-2001	SM	01		00	Meas/Listed-Interior Acces

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	SPLI	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	SPLI	3	0.900	AC	14,250.00	1.00000	1.0000	0	1.00	0119	12.000		1.0000	171,000	153,900

Total Card Land Units 1.90 AC | Parcel Total Land Area 1.90 | Total Land Value 2,270,000

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade:	C+	Average Plus
Stories	1.75	1 3/4 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	07	Gambrel
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2	03	Plastered
Interior Floor 1	12	Hardwood
Interior Floor 2	09	Pine/Soft Wood
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	04	4 Bedrooms
Full Baths	3	
Half Baths	2	
Extra Fixtures		
Total Rooms	14	14 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Sewer Occupan		
Accessory Apt		
Foundation Alt	08	Mixed
Rms Prts		
Bath Split	32	3 Full-2 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

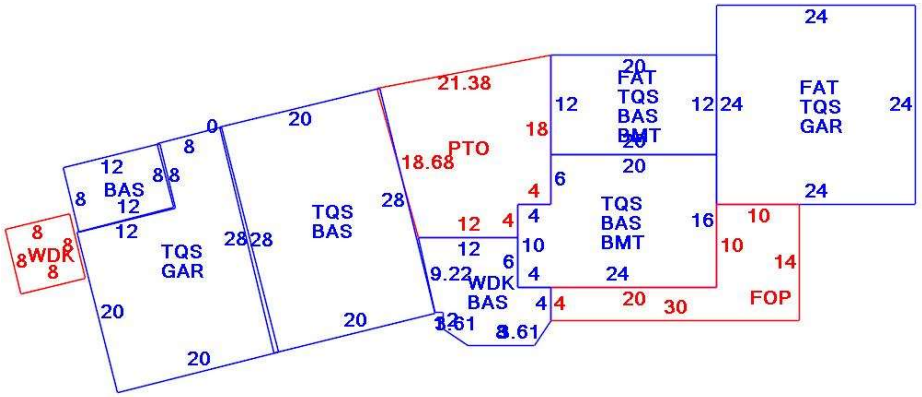
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	780,900
Year Built	1934
Effective Year Built	1989
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	570,100
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1984		73		0.00	4,400
GSQT	Guest Quarter	L	720	122.81	1988		100	C	1.00	88,400
WDC	Wood Decking	L	221	20.00	1996		54		0.00	2,700
PATS	Patio-Concrete	L	359	20.00	1996		77		0.00	5,500
FOP	Open Porch-ro	B	220	55.00	1984		73		0.00	7,000
GAR	Attached Gara	B	1,040	40.00	1984		73		0.00	23,400
BMT	Basement-Unfi	B	600	26.01	1984		73		0.00	14,000
GEN	Emergency Ge	L	1	5550.00	2015		92		0.00	5,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,413	1,413	1,413	263.08	371,726
BMT	Basement Area	0	600	0	0.00	0
FAT	Attic, Finished	122	816	122	39.33	32,095
FOP	Open Porch	0	220	0	0.00	0
GAR	Attached Garage	0	1,040	0	0.00	0
PTO	Patio	0	359	0	0.00	0
TQS	Three Quarter Story	1,430	2,200	1,430	171.00	376,199
WDK	Wood Deck	0	221	0	0.00	0
	Ttl Gross Liv / Lease Area	2,965	6,869	2,965		780,020