

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | |
|---|--|------|-------|-----------|--------------|--|-------|----------|------------|---------------------------|------|-----------|-----------|
| TRUST, LAURA BETH TR 364 WIANNO AVE REALTY TRUST 39 MARSHALL STREET BROOKLINE MA 02446 | | 1 | Level | 6 | Septic | 1 | Paved | 7 | Waterfront | Description | Code | Assessed | Assessed |
| | | | | 4 | Gas | | | 1 | Excel View | RESIDNTL | 1090 | 1,213,400 | 1,213,400 |
| | | | | 2 | Public Water | | | | | RES LAND | 1090 | 2,264,200 | 2,264,200 |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 5; LOT 11; LOT 14 #DL 2 GIS ID F_964294_2689632 | | | | | | Plan Ref. Land Ct# 4178-I; 4178-K; 41 #SR Life Estate PP STATU Assoc Pid# | | | | Total 3,477,600 3,477,600 | | | |

801
 FY2024
 BARNSTABLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U | | V/I | | SALE PRIC | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | |
|---------------------------|--|-------------|---|------------|--|-----|---|-----------|--|-----------|--|-------|------|--------------------------------|-------|------|-----------|
| TRUST, LAURA BETH TR | | C221012 | 0 | 11-05-2019 | | U | I | 4,000,000 | | 1V | | Year | Code | Assessed | Year | Code | Assessed |
| MCMANUS, DAVID P TR | | D127722 | 0 | 09-01-2015 | | U | I | 0 | | 1F | | 2023 | 1090 | 964,600 | 2022 | 1090 | 892,500 |
| MCMANUS, DAVID P TR ET AL | | D127721 | 0 | 09-01-2015 | | U | I | 0 | | 1F | | | 1090 | 2,934,100 | | 1090 | 1,540,300 |
| COPELAND, ROBERT M TR | | C160684 | 0 | 02-17-2001 | | U | I | 100 | | 1V | | | | | | 1090 | 15,400 |
| COPELAND, ROBERT M TR | | C160684 | 0 | 02-16-2001 | | U | I | 100 | | 1V | | Total | | 3,898,700 | Total | | 2,432,800 |
| | | | | | | | | | | | | Total | | 2,320,800 | | | |

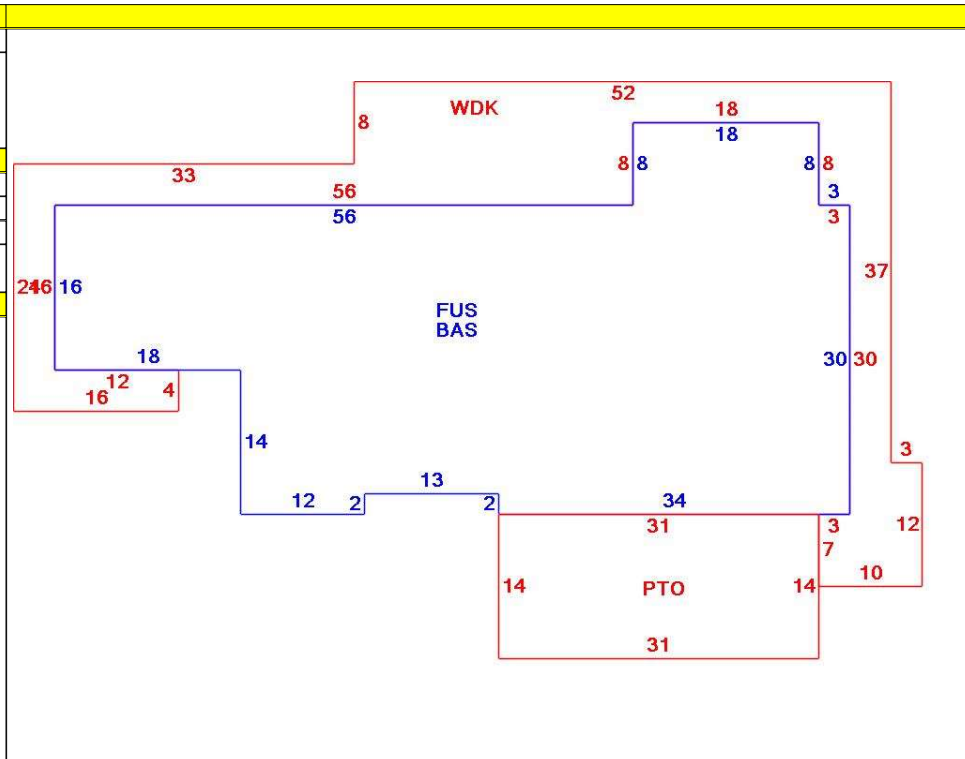
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | | |
| | | | Total | 0.00 | | | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | APPROAISED VALUE SUMMARY | | | | | |
|------------------------|-----------|---|---------|--------------------------|-------------------------------|--|--|--|-----------|
| Nbhd | Nbhd Name | B | Tracing | Batch | | | | | |
| 0119 | | | | OSTVIL | Appraised Bldg. Value (Card) | | | | 1,176,400 |
| | | | | | Appraised Xf (B) Value (Bldg) | | | | 21,600 |
| | | | | | Appraised Ob (B) Value (Bldg) | | | | 15,400 |
| | | | | | Appraised Land Value (Bldg) | | | | 2,264,200 |
| | | | | | Special Land Value | | | | 0 |
| | | | | | Total Appraised Parcel Value | | | | 3,477,600 |
| | | | | | Valuation Method | | | | C |
| | | | | | Total Appraised Parcel Value | | | | 3,477,600 |

| NOTES | | | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------|------------|------|-------------|--------|-----------|--------|-----------|-----------------------------|------------|----|------|------------------------|----|----------------------------|--|--|--|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | | | |
| BLDR-22-54 | 06-01-2023 | 810 | Demolition | 45,000 | | 0 | | Demo garage and house; rebu | 06-04-2020 | WD | | | FR | Field Review | | | |
| | | | | | | | | | 05-16-2018 | KM | 02 | | 03 | Cycl Insp Comp | | | |
| | | | | | | | | | 09-18-2014 | AL | 03 | | 16 | In Office Review | | | |
| | | | | | | | | | 03-13-2014 | TR | 22 | | 22 | Change of Address | | | |
| | | | | | | | | | 02-19-2008 | PT | 02 | | 14 | Cyclical Inspection | | | |
| | | | | | | | | | 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 | 1090 | Multi Hses M-01 | 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 | 1090 | Multi Hses M-01 | RF-1 | 3 | 0.970 | AC | 2,375.00 | 1.00000 | 1.0000 | 0 | 1.00 | WTLD | 1.000 | WETLAND | 1.0000 | 2,375 | 2,300 | |
| Total Card Land Units | | | | | 1.97 | AC | Parcel Total Land Area | | | | | 2.59 | Total Land Value | | | | | 2,118,400 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------|------|----------------|---------------------------------|-----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 07 | Modern/Contemp | | | |
| Model | 01 | Residential | | | |
| Grade: | A- | Luxury Minus | | | |
| 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 | | | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 03 | 3 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 9 | 9 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| UsrflD 105 | 2 | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 09 | Blk/Pour Ftgs | | | |
| Rms Prts | | | | | |
| Bath Split | 21 | 2 Full-1 Half | | | |
| CONDO DATA | | | COST / MARKET VALUATION | | |
| Parcel Id | | C | Ownr | 0.0 | |
| Adjust Type | Code | Description | Factor% | | |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| Building Value New | | | 1,367,966 | | |
| Year Built | | | 1971 | | |
| Effective Year Built | | | 1991 | | |
| Depreciation Code | | | A | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | 22 | | |
| Functional Obsol | | | 0 | | |
| External Obsol | | | 0 | | |
| Trend Factor | | | 1 | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | 78 | | |
| RCNLD | | | 1,067,000 | | |
| 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 | 1993 | | 78 | | 0.00 | 4,700 |
| WDC | Wood Decking | L | 945 | 20.00 | 1996 | | 54 | | 0.00 | 9,200 |
| PAT2 | Patio-Good | L | 434 | 9.94 | 1996 | | 77 | | 0.00 | 3,300 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,176 | 2,176 | 2,176 | 314.33 | 683,983 |
| FUS | Upper Story | 2,176 | 2,176 | 2,176 | 314.33 | 683,983 |
| PTO | Patio | 0 | 434 | 0 | 0.00 | 0 |
| WDK | Wood Deck | 0 | 945 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 4,352 | 5,731 | 4,352 | | 1,367,966 |

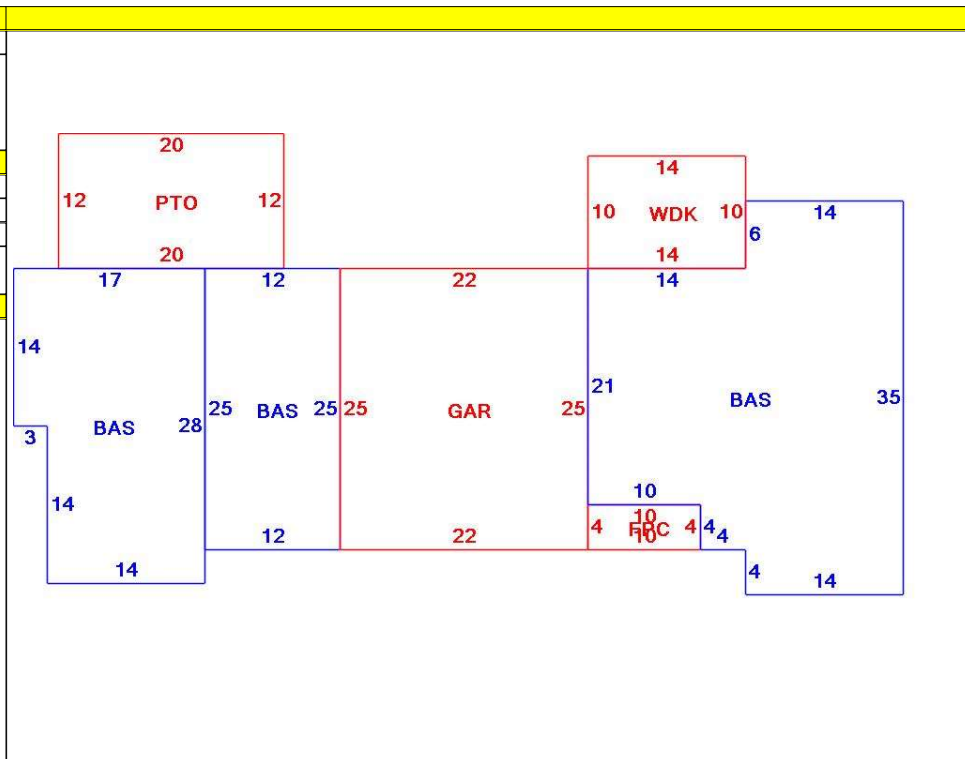


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | | | | | | | |
|---|------------|------------------------|-------------|-------------------|--------------|-------------|------------------------|---|------------|-------------------------------|-------|--------------------------------|------------------|--|--------------------|----------------------|----------------|------------------------|------------------------|-----------|--|
| TRUST, LAURA BETH TR 364 WIANNO AVE REALTY TRUST 39 MARSHALL STREET BROOKLINE MA 02446 | | 1 | Level | 6 | Septic | 1 | Paved | 7 | Waterfront | Description | Code | Assessed | Assessed | | | RESIDNTL RES LAND | 1090 1090 | 1,213,400 2,264,200 | 1,213,400 2,264,200 | | |
| | | | | 4 | Gas | | | 1 | Excel View | | | | | | | | | | | | |
| | | | | 2 | Public Water | | | | | | | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | Total | | | | 3,477,600 | 3,477,600 | | | | | | |
| Alt Prcl ID | | Split Zonin | | Plan Ref. | | Land Ct# | | 4178-I; 4178-K; 41 | | | | | | | | | | | | | |
| BID Parcel | | ResExpt Q | | #SR | | Life Estate | | PP STATU | | | | | | | | | | | | | |
| #DL 1 | | LOTS 5; LOT 11; LOT 14 | | Assoc Pid# | | | | | | | | | | | | | | | | | |
| #DL 2 | | | | | | | | | | | | | | | | | | | | | |
| GIS ID | | F_964294_2689632 | | | | | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U | | V/I | | SALE PRIC | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| TRUST, LAURA BETH TR | | C221012 | 0 | 11-05-2019 | | U | I | 4,000,000 | | 1V | | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| MCMANUS, DAVID P TR | | D127722 | 0 | 09-01-2015 | | U | I | 0 | | 1F | | 2023 | 1090 | 964,600 | 2022 | 1090 | 892,500 | 2021 | 1090 | 765,100 | |
| MCMANUS, DAVID P TR ET AL | | D127721 | 0 | 09-01-2015 | | U | I | 0 | | 1F | | | 1090 | 2,934,100 | | 1090 | 1,540,300 | | 1090 | 1,540,300 | |
| COPELAND, ROBERT M TR | | C160684 | 0 | 02-17-2001 | | U | I | 100 | | 1V | | | | | | | | | 1090 | 15,400 | |
| COPELAND, ROBERT M TR | | C160684 | 0 | 02-16-2001 | | U | I | 100 | | 1V | | | | | | | | | | | |
| | | | | | | | | | | Total | | 3,898,700 | | Total | | 2,432,800 | | Total | | 2,320,800 | |
| 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) | | | | | | 1,176,400 | | | | | |
| 0119 | | | | | | | | OSTVIL | | Appraised Xf (B) Value (Bldg) | | | | | | 21,600 | | | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 15,400 | | | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | | | 2,264,200 | | | | | |
| | | | | | | | | | | | | Special Land Value | | | | 0 | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | 3,477,600 | | | | | |
| | | | | | | | | | | | | Valuation Method | | | | C | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | 3,477,600 | | | | | |
| 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 | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | |
| 2 | 1090 | Multi Hses M-01 | RF-1 | 3 | 0.620 AC | 14,250.00 | 1.37478 | 1.0000 | 0 | 1.00 | 0119 | 12.000 | | | 1.0000 | 235,087.9 | 145,800 | | | | |
| Total Card Land Units | | | | | 0.62 | AC | Parcel Total Land Area | | | | | 2.59 | Total Land Value | | | | | 145,800 | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 75 | Garage/Quarter | | | |
| Model | 01 | Residential | | | |
| Grade: | C+ | Average Plus | | | |
| Stories | 1 | 1 Story | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | 11 | Clapboard | | | |
| RooF Structure | 03 | Gable/Hip | | | |
| RooF Cover | 03 | Asph/F Gls/Cmp | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 14 | Carpet | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 04 | Electric | | | |
| Heat Type | 07 | Elec Baseboard | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 03 | 3 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 7 | 7 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 03 | Conc. Slab | | | |
| Rms Prts | | | | | |
| Bath Split | 20 | 2 Full-0 Half | | | |

| CONDO DATA | | | |
|-------------|------|-------------|---------|
| Parcel Id | C | B | S |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 144,003 |
| Year Built | 1965 |
| Effective Year Built | 1988 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 24 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 76 |
| RCNLD | 109,400 |
| 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 |
| WDC | Wood Deck w/ | L | 140 | 18.00 | 1994 | | 50 | | 0.00 | 1,800 |
| PAT1 | Patio- Average | L | 240 | 5.89 | 1994 | | 75 | | 0.00 | 1,100 |
| FOPC | Open Prch-roo | B | 40 | 55.00 | 1990 | | 76 | | 0.00 | 1,900 |
| GAR | Attached Gara | B | 550 | 40.00 | 1990 | | 76 | | 0.00 | 15,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,534 | 1,534 | 1,534 | 93.87 | 144,003 |
| FPC | Open Porch Conc. Floor | 0 | 40 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 550 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 240 | 0 | 0.00 | 0 |
| WDK | Wood Deck | 0 | 140 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 1,534 | 2,504 | 1,534 | | 144,003 |

