

| CURRENT OWNER | | | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---|--|--|--|-------------|----------------|-------------------------|----------|--------------------|------|----------|----------|--|
| TAMIR REALTY LLC 39 BEL AIR ROAD HINGHAM MA 02043 | | | | 1 Level | 6 Septic | 1 Paved | | Description | Code | Assessed | Assessed | 801 FY2024 BARNSTABLE, MA VISION |
| | | | | | 4 Gas | | | RESIDNTL | 1010 | 388,400 | 388,400 | |
| | | | | | 2 Public Water | | | RES LAND | 1010 | 467,900 | 467,900 | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | |
| Alt Prcl ID | | | | Split Zonin | | Plan Ref. | | | | | | |
| BID Parcel | | | | ResExpt Q | | Land Ct# 30384-B (SH 2) | | | | | | |
| #DL 1 LOT 10 | | | | #DL 2 | | Life Estate | | | | | | |
| GIS ID F_964235_2693396 | | | | Assoc Pid# | | | | | | | | |
| | | | | | | | | Total | | 856,300 | 856,300 | |

| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
|----------------------------------|--|--|--|-------------|-----------|------------|-----|-----------|---------|--------------------------------|-------|---------|----------|---------|------|----------|
| TAMIR REALTY LLC | | | | C210849 | 0 | 09-30-2016 | Q | I | 510,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| RKN INC | | | | C174148 | 0 | 08-23-2004 | Q | I | 585,000 | 00 | 2023 | 1010 | 305,700 | 2022 | 1010 | 266,900 |
| MANSOUR, FREDERICK M ET AL TRS | | | | C173814 | 0 | 07-23-2004 | U | I | 1 | 1F | | 1010 | 329,300 | | 1010 | 279,500 |
| MANSOUR, FREDERICK M & ETAL | | | | C159280 | 0 | 10-04-2000 | Q | I | 379,200 | 00 | | | | | 1010 | 5,400 |
| YAMIN, JOSEPH J & JAY JOSEPH TRS | | | | C154124 | 0 | 07-27-1999 | U | I | 100 | 1A | | | | | | |
| | | | | | | | | Total | | 635,000 | Total | 546,400 | Total | 477,800 | | |

| 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 | | | |
| 0111 | | | OSTVIL | | | | |

| NOTES | | | | APPRaised VALUE SUMMARY | | | |
|-------|--|--|--|-------------------------------|---------|--|--|
| | | | | Appraised Bldg. Value (Card) | 323,200 | | |
| | | | | Appraised Xf (B) Value (Bldg) | 55,400 | | |
| | | | | Appraised Ob (B) Value (Bldg) | 9,800 | | |
| | | | | Appraised Land Value (Bldg) | 467,900 | | |
| | | | | Special Land Value | 0 | | |
| | | | | Total Appraised Parcel Value | 856,300 | | |
| | | | | Valuation Method | C | | |
| | | | | Total Appraised Parcel Value | 856,300 | | |

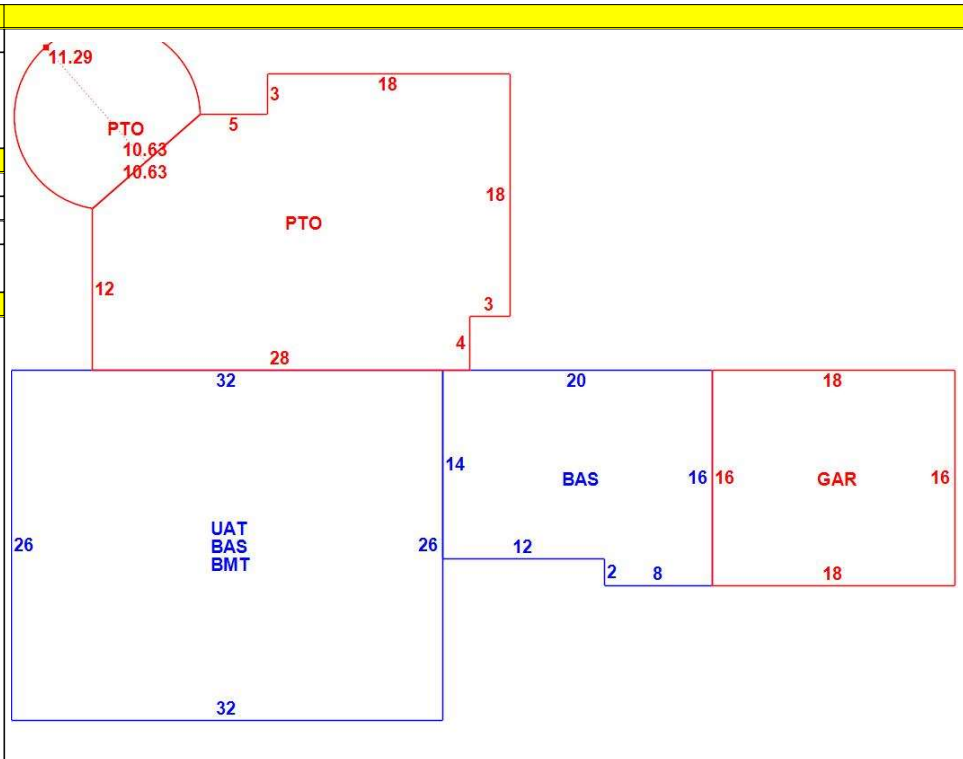
| BUILDING PERMIT RECORD | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|----------------|---------|------------|--------|------------|----------------------------------|------------------------|----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| BLDR-22-15 | 01-03-2023 | 804 | Addn Alt-Res | 32,990 | 06-13-2023 | 100 | 06-30-2023 | add 1/2 bathroom within existi | 06-13-2023 | SR | 02 | | 02 | Bldg Permit Completed |
| SM-22-119 | 11-02-2022 | 834 | Sheet Metal | 16,000 | 06-13-2023 | 100 | 06-30-2023 | Install one new 60K BTU 96% | 06-04-2020 | WD | | | FR | Field Review |
| BLDR-22-10 | 09-21-2022 | 804 | Addn Alt-Res | 232,000 | 06-13-2023 | 100 | 06-30-2023 | kitchen remodel, new cabinets, | 07-26-2017 | MS | 02 | | 14 | Cyclical Inspection |
| 16-2942 | 10-07-2016 | 835 | Sid/Wind/Roof/ | 10,000 | 06-30-2017 | 100 | 06-30-2017 | Reroof (stripping oled shingles) | 07-21-2014 | AL | 22 | | 22 | Change of Address |
| 80018 | 10-15-2004 | NW | New Windows | 10,000 | 04-17-2005 | 100 | 01-01-2005 | | | | | | | |
| 53638 | 05-30-2001 | WD | Wood Deck | 6,000 | 10-31-2001 | 100 | 01-01-2002 | | | | | | | |

| 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 | 0.310 AC | 176,344.00 | 2.76107 | 1.0000 | 5 | 1.00 | 0110 | 3.100 | | 1.0000 | 1,509,381 | 467,900 |
| Total Card Land Units | | | | | 0.31 | AC | Parcel Total Land Area | | | | | 0.31 | Total Land Value | | | 467,900 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|---------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | C+ | Average Plus | | | |
| Stories | 1 | 1 Story | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| 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 | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 03 | 3 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 5 | 5 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | 02 | Modernized | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 21 | 2 Full-1 Half | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 398,977 |
| Year Built | 1966 |
| Effective Year Built | 1994 |
| Depreciation Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 19 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 81 |
| RCNLD | 323,200 |
| 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 | 1996 | | 81 | | 0.00 | 4,900 |
| BFA1 | Bsmt Fin-Goo | B | 800 | 32.56 | 1996 | | 81 | | 0.00 | 21,100 |
| GAR | Attached Gara | B | 288 | 40.00 | 1996 | | 81 | | 0.00 | 10,500 |
| BMT | Basement-Unfi | B | 832 | 26.01 | 1996 | | 81 | | 0.00 | 18,900 |
| PAT2 | Patio-Good | L | 734 | 9.94 | 2023 | | 100 | | 0.00 | 6,800 |
| FPIT | Fire Pit | L | 1 | 3010.00 | 2023 | | 100 | C | 1.00 | 3,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,128 | 1,128 | 1,128 | 329.46 | 371,632 |
| BMT | Basement Area | 0 | 832 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 288 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 734 | 0 | 0.00 | 0 |
| UAT | Attic, Unfinished | 0 | 832 | 83 | 32.87 | 27,345 |
| Ttl Gross Liv / Lease Area | | 1,128 | 3,814 | 1,211 | | 398,977 |

