

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OBRIEN, TIMOTHY R TR WINDSWEPT WAY REALTY TRUST 10 KEARNEY ROAD SUITE 305 NEEDHAM MA 02494							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
SUPPLEMENTAL DATA											
Alt Prcl ID			Split Zonin		Plan Ref. 672/19						
#DL 1 LOT 4			ResExpt Q		Land Ct# 15378 B		RES DNTL		1010	1,783,200	1,783,200
#DL 2					#SR		RES LAND		1010	5,368,900	5,368,900
GIS ID F_950568_2686845					Life Estate						
					PP STATU A:Active						
					Assoc Pid#						
							Total		7,152,100	7,152,100	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OBRIEN, TIMOTHY R TR			C214101 0	09-21-2017	U	I	6,650,000	1X	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
									2023	1010	1,569,900	2022	1010	750,000	2021	1010	410,800
										1010	4,920,100		1010	4,695,400		1010	4,427,100
																1010	339,200
									Total		6,490,000	Total		5,445,400	Total		5,177,100

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
WF14				OSTVIL												

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	1,397,300				
												Appraised Xf (B) Value (Bldg)	46,700				
												Appraised Ob (B) Value (Bldg)	339,200				
												Appraised Land Value (Bldg)	5,368,900				
												Special Land Value	0				
												Total Appraised Parcel Value	7,152,100				
												Valuation Method	C				
												Total Appraised Parcel Value	7,152,100				

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	
19-1245	05-16-2019	813	Dock	61,000	05-06-2019	100	06-30-2019	to construct a 4'x67' boardwalk	01-20-2022	TR	03		16	In Office Review	
18-323	02-26-2018	882	Det Gar - Res	125,000	05-06-2019	100	06-30-2019	Pool house with bathroom and	06-12-2020	WD			25	NO TRESPASSING	
17-4016	12-12-2017	829	Pool - Above Gr	80,000	05-06-2019	100	06-30-2019	INSTALLTION OF A NEW 20'X	06-17-2019	SR	01		02	Bldg Permit Completed	
17-3814	12-12-2017	804	Addn Alt-Res	1,300,000	05-06-2019	100	06-30-2019	REBUILD INTERIOR OF EXIS	06-21-2018	SR	01		13	CALL BACK	
17-3513	10-13-2017	880	Alt-Int work-Res	25,000	03-12-2018	100	03-12-2018	SELECTIVE NON-STRUCTU	05-04-2018	RB	03		16	In Office Review	

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-1	3	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	WF14	28.000		1.0000	4,937,632	4,937,600	
1	1010	Single Fam M-0	RF-1	3	1.080 AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000		1.0000	399,000	430,900	
1	1010	Single Fam M-0	RF-1	3	0.180 AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000		1.0000	2,375	400	
Total Card Land Units					2.26 AC	Parcel Total Land Area					2.26	Total Land Value					5,368,900

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WINDSWEPT WAY REALTY TRUST						RESIDNTL	1010	1,783,200	1,783,200	
10 KEARNEY ROAD SUITE 305						RES LAND	1010	5,368,900	5,368,900	VISION
SUPPLEMENTAL DATA										
NEEDHAM MA 02494		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 4 #DL 2 GIS ID F_950568_2686845			Plan Ref. 672/19 Land Ct# 15378 B #SR Life Estate PP STATU A:Active Assoc Pid#					
						Total		7,152,100	7,152,100	

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												1010	339,200
								Total		6,490,000	Total		5,445,400
								Total			Total		5,177,100

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Nbhd	Nbhd Name		B	Tracing		Batch		
WF14						OSTVIL		
NOTES				APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,397,300 Appraised Xf (B) Value (Bldg) 46,700 Appraised Ob (B) Value (Bldg) 339,200 Appraised Land Value (Bldg) 5,368,900 Special Land Value 0 Total Appraised Parcel Value 7,152,100 Valuation Method C Total Appraised Parcel Value 7,152,100				

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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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	06	Conventional									
Model	01	Residential									
Grade:	A	Luxury									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2	06	Cust Wd Panel				Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	08	Propane				Year Built					
Heat Type	05	Hot Water				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	06	6 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures	0					Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	08	Mixed				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	32	3 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	
BMT1	Basement-Unfi	L	600	28.00	2018		99		0.00	20,400	
SPH3	Pool Heater 80	L	1	4116.00	2018		98		0.00	4,000	
PAT2	Patio-Good	L	154	9.94	2018		99		0.00	1,700	
FEP	Enclosed porc	B	480	70.00	1999		98		0.00	25,000	
WDC	Deck comp w	L	480	28.00	2018		98		0.00	12,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											