

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | |
|---|--|-------------|----------------|-----------------|----------|--------------------|------|----------|----------|--|-----------|
| HIGGINS, JAMES R & ELAINE M 42 GRAYSTONE CIRCLE WINCHESTER MA 01890 | | 1 Level | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed | | |
| | | | 4 Gas | | | RESIDENTL | 1010 | 442,900 | 442,900 | | |
| | | | 6 Septic | | | RES LAND | 1010 | 946,800 | 946,800 | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 1,389,700 | 1,389,700 |
| Alt Prcl ID | | Split Zonin | | Plan Ref. | | | | | | | |
| BID Parcel | | ResExpt Q | | Land Ct# 9288-L | | | | | | | |
| #DL 1 LOT 14 & 15 | | #DL 2 | | #SR | | | | | | | |
| GIS ID F_972115_2695371 | | Assoc Pid# | | Life Estate | | | | | | | |
| | | | | PP STATU | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--------------------------------|---------|-------------|------------|------|----------|-----------|------|--------------------------------|------|-----------|----------|------|---------|-------|------|---------|
| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | | | | | |
| HIGGINS, JAMES R & ELAINE M | C199898 | 0 | 03-22-2013 | Q | I | 650,000 | 00 | 2023 | 1010 | 373,600 | 2022 | 1010 | 319,300 | 2021 | 1010 | 250,100 |
| LADNER, R BRIAN ET AL | C199897 | 0 | 03-22-2013 | U | I | 0 | 1 | | 1010 | 847,100 | | 1010 | 445,300 | | 1010 | 445,300 |
| LADNER, R BRIAN & RONALD F TRS | C87678 | 0 | 12-31-1981 | U | | 0 | | Total | | 1,220,700 | Total | | 764,600 | Total | | 697,700 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| Total | | | 0.00 | | | | | |

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|--------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0113 | | | | CENVIL |

| NOTES | | | | |
|---|--|--|--|-----------|
| This signature acknowledges a visit by a Data Collector or Assessor | | | | |
| APPRAISED VALUE SUMMARY | | | | |
| Appraised Bldg. Value (Card) | | | | 435,500 |
| Appraised Xf (B) Value (Bldg) | | | | 5,100 |
| Appraised Ob (B) Value (Bldg) | | | | 2,300 |
| Appraised Land Value (Bldg) | | | | 946,800 |
| Special Land Value | | | | 0 |
| Total Appraised Parcel Value | | | | 1,389,700 |
| Valuation Method | | | | C |
| Total Appraised Parcel Value | | | | 1,389,700 |

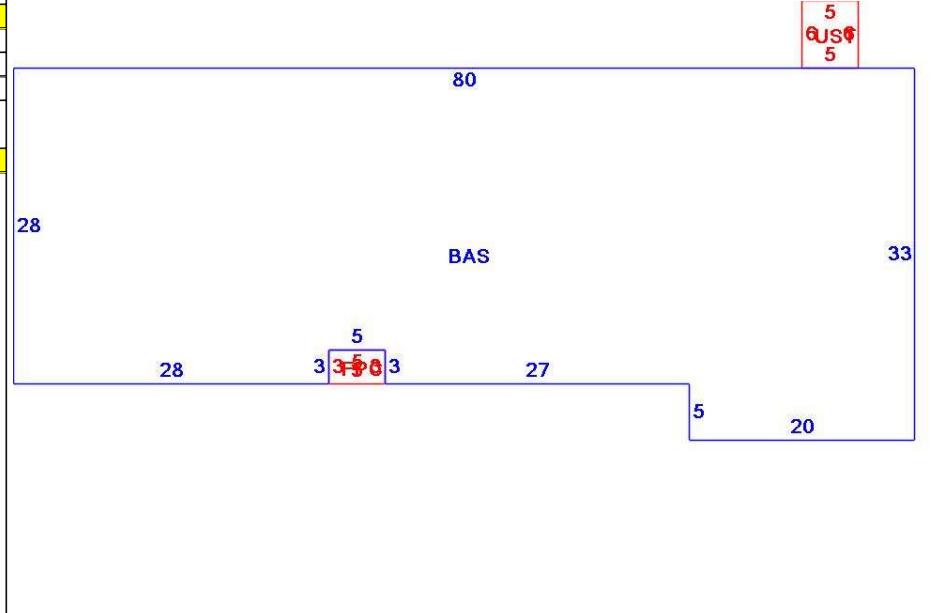
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|----------------|--------|------------|--------|------------|-------------------------------|--|------------------------|----|------|----|----|---------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpost/Result |
| EXPR-23-1 | 10-23-2023 | 835 | Sid/Wind/Roof/ | 3,341 | | 100 | | Air sealing and vapor barrier | | 05-04-2021 | BM | 22 | | 22 | Change of Address |
| 201400648 | 02-07-2014 | IN | Insulation | 5,500 | 06-30-2014 | 100 | 06-30-2014 | INSULATE-WEATHERIZE-AIR | | 05-14-2020 | WD | | | FR | Field Review |
| 201306948 | 10-01-2013 | RW | Repair Work | 30,000 | 06-30-2014 | 100 | 06-30-2014 | REMOV/REPLC CHIMNEY-ST | | 03-31-2016 | AL | 03 | | 16 | In Office Review |
| 201305823 | 08-29-2013 | IN | Insulation | 3,000 | 06-30-2014 | 100 | 06-30-2014 | INSULATE-WEATHERIZE | | 01-10-2014 | SR | 02 | | 03 | Cycl Insp Comp |
| | | | | | | | | | | 11-09-2012 | DR | 22 | | 22 | Change of Address |
| | | | | | | | | | | 08-23-2012 | JR | 03 | | 16 | In Office Review |
| | | | | | | | | | | 08-26-2009 | PT | 02 | | 14 | Cyclical Inspection |

| 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 | CBD | 3 | 0.290 | AC | 176,344.00 | 2.93869 | 1.0000 | 5 | 1.00 | 0113 | 6.300 | | 1.0000 | 3,264,797 | 946,800 |
| Total Card Land Units | | | | | 0.29 | AC | Parcel Total Land Area | | | | | 0.29 | Total Land Value | | | 946,800 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | C | Average | | | |
| Stories | 1 | 1 Story | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| 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 | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 9 | 9 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| UsrflD 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 09 | Blk/Pour Ftgs | | | |
| Rms Prts | | | | | |
| Bath Split | 21 | 2 Full-1 Half | | | |

| CONDO DATA | | | |
|-------------|------|-------------|----------|
| Parcel Id | | C | Ownr 0.0 |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 580,646 |
| Year Built | 1952 |
| Effective Year Built | 1987 |
| Depreciation Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 25 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 75 |
| RCNLD | 435,500 |
| 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 |
| FPL1 | Fireplace 1 sto | B | 1 | 5000.00 | 1989 | | 75 | | 0.00 | 3,800 |
| FOPC | Open Prch-roo | B | 15 | 55.00 | 1989 | | 75 | | 0.00 | 900 |
| UST | Utility Storage-Shed | B | 30 | 17.11 | 1989 | | 75 | | 0.00 | 400 |
| SHED | Shed | L | 128 | 18.00 | 2019 | | 100 | | 0.00 | 2,300 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,325 | 2,325 | 2,325 | 249.74 | 580,646 |
| FPC | Open Porch Conc. Floor | 0 | 15 | 0 | 0.00 | 0 |
| UST | Utility Enclosure | 0 | 30 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 2,325 | 2,370 | 2,325 | | 580,646 |



06/20/2013