

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
SOUTHWORTH WILLOWBEND LLC			1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA			
120 WELLS AVENUE							RESIDNTL	1010	638,200	638,200				
NEWTON MA 02459							RES LAND	1010	149,300	149,300	<b>VISION</b>			
SUPPLEMENTAL DATA							Total							
Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	LOT 1	#DL 2	Plan Ref.	393/29	Land Ct#	#SR		Life Estate	PP STATU	A:Active
GIS ID	F_986799_2697885													

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	Year	Code	Assessed		
SOUTHWORTH WILLOWBEND LLC	26395	0227	06-07-2012	U	I	8,250,000	1V									
ONE SIXTY TWO SEA STREET LLC	19427	0127	01-10-2005	Q	I	494,825	00	2023	1010	540,000	2022	1010	444,000	2021	1010	365,300
HUBLER, ERIC F & DEBRA A	13194	0168	08-21-2000	U	I	1	1A		1010	135,700		1010	100,500		1010	100,500
HUBLER, ERIC F	12341	0105	06-15-1999	U	I	305,000	1								1010	500
GUERRERA, EUGENE R	10486	0090	11-18-1996	Q	I	167,000	00	Total		675,700	Total		544,500	Total		466,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								607,400	
Appraised Xf (B) Value (Bldg)								30,300	
Appraised Ob (B) Value (Bldg)								500	
Appraised Land Value (Bldg)								149,300	
Special Land Value								0	
Total Appraised Parcel Value								787,500	
Valuation Method								C	
Total Appraised Parcel Value								787,500	

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
17-3108	10-11-2017	803	Addn Alt-Comm	2,500		100		lodging house Egress modifica		05-07-2020	WD			FR	Field Review
17-1943	07-06-2017	881	Alt-Int work-Co	5,000		100		REMODEL 1ST FLOOR BATH		09-01-2016	JR	02		03	Cycl Insp Comp
B31509	12-01-1987	AD	Addition	50,000	01-15-1988	100		HY ADD'N		06-19-2015	JR	03		03	Cycl Insp Comp
B27472	01-01-1985	DE	Demolish	0	01-15-1986	100		HY DEM GA		11-18-2005	JS	02		13	CALL BACK
										03-06-2002	PT	02		11	Measured Only
										07-15-1988	ML	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	RB	4	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0105	1.000	USE ADJUSTMENT		1.0000	574,246.6	149,300
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value				149,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.75	1 3/4 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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	06	6 Bedrooms			
Full Baths	6				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	60	6 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		880,348
			Year Built		1880
			Effective Year Built		1979
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		31
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		69
			RCNLD		607,400
			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 Decking	L	96	20.00	1976		14		0.00	500
FOP	Open Porch-ro	B	225	55.00	1979		69		0.00	6,700
FEP	Enclosed porc	B	182	70.00	1979		69		0.00	8,200
BMT	Basement-Unfi	B	780	26.01	1979		69		0.00	15,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,044	2,044	2,044	293.45	599,810
BMT	Basement Area	0	780	0	0.00	0
FEP	Enclosed Porch	0	182	0	0.00	0
FOP	Open Porch	0	225	0	0.00	0
TQS	Three Quarter Story	956	1,470	956	190.84	280,537
WDK	Wood Deck	0	112	0	0.00	0
Ttl Gross Liv / Lease Area		3,000	4,813	3,000		880,347

