

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CASTLE INVESTMENT GROUP INC							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION	
475 BRICKELL AVENUE							RESIDNTL	1110	1,583,700	1,583,700		
MIAMI FL 33131							RES LAND	1110	340,800	340,800		
SUPPLEMENTAL DATA												
Alt Prcl ID			Split Zonin		Plan Ref.							
#DL 1			#DL 2		Land Ct#							
#DL 2			#DL 1		#SR							
GIS ID			F_989247_2703972		Life Estate							
					PP STATU							
					Assoc Pid#							
							Total		1,924,500	1,924,500		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CASTLE INVESTMENT GROUP INC			35333	089	08-29-2022	Q	I	2,448,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SEASHORE HOMES INC			31547	0234	09-21-2018	U	V	72,000	1P	2023	1110	1,092,900	2022	1110	853,500	2021	1110	718,400
MWV ASSOCIATES LLC			14210	0101	09-06-2001	U	I	1	1A		1110	359,800		1110	359,800		1110	340,900
WILLARD, P & SULLIVAN C TRS			4225	0286	08-15-1984	U	I	0	A								1110	57,900
WILLARD, PRISCILLA M TR			P64400	0	12-15-1982	U		0										
							Total		1,452,700		Total		1,213,300	Total		1,117,200		

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													
0104						HYAN													
NOTES								Appraised Bldg. Value (Card)				1,438,000							
								Appraised Xf (B) Value (Bldg)				87,800							
								Appraised Ob (B) Value (Bldg)				57,900							
								Appraised Land Value (Bldg)				340,800							
								Special Land Value				0							
								Total Appraised Parcel Value				1,924,500							
								Valuation Method				C							
								Total Appraised Parcel Value				1,924,500							

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
19-185	01-23-2019	834	Sheet Metal	0	06-30-2019	100	06-30-2019	install 40,000 btu 96.5% AFUE		05-19-2023	LP			20	Sale Review
19-184	01-23-2019	834	Sheet Metal	0	06-30-2019	100	06-30-2019	install 40,000 btu 96.5% AFUE		05-19-2023	LP			20	Sale Review
19-183	01-23-2019	834	Sheet Metal	0	06-30-2019	100	06-30-2019	install 40,000 btu 96.5% AFUE		05-12-2020	WD			FR	Field Review
19-182	01-23-2019	834	Sheet Metal	0	06-30-2019	100	06-30-2019	install 40,000 btu 96.5% AFUE		04-06-2020	GM	04		FR	Field Review
19-181	01-23-2019	834	Sheet Metal	0	06-30-2019	100	06-30-2019	install 40,000 btu 96.5% AFUE		10-15-2019	EO	03		16	In Office Review
19-180	01-23-2019	834	Sheet Metal	0	06-30-2019	100	06-30-2019	install 40,000 btu 96.5% AFUE		07-16-2019	SR	02		02	Bldg Permit Completed
19-179	01-23-2019	834	Sheet Metal	0	06-30-2019	100	06-30-2019	install 40,000 btu 96.5% AFUE							

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	1110	4-8 Units M-03	DN	4	0.420	AC	330,000.00	1.51803	1.0000	B	1.80	0104	0.900	8 UNITS			1.0000	811,536	340,800
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value					340,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	B-	Custom Minus			
Stories	2	2 Stories			
Exterior Wall 1	30	Cement Siding			
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	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	12	12 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy	4				
Usrflid 105	8				
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	961,428
Year Built	2019
Effective Year Built	2019
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	100
RCNLD	961,400
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
BMT	Basement-Unfi	B	1,612	26.01	2019		100		0.00	37,300
FEP	Enclosed porc	B	16	70.00	2019		100		0.00	2,800
FOPC	Open Prch-roo	B	36	55.00	2019		100		0.00	2,300
SPR1	SPRINKLERS-	B	3,224	4.10	2019		100		0.00	13,200
TRS	Trash Encl-6'	L	1	3401.00	2019		100		0.00	3,400
PAV1	PAVING-ASP	L	4,000	3.00	2019		100		0.00	12,000
PAT2	Patio-Good	L	1,100	9.94	2019		100		0.00	9,700
FNC2	Fence-6' Wd	L	120	27.85	2019		100		0.00	3,300
SGN2	DOUBLE SID	L	8	39.53	2019		100		0.00	300
SGNP	SIGN POST 6"	L	6	10.66	2019		100		0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,612	1,612	1,612	298.21	480,714
FEP	Enclosed Porch	0	16	0	0.00	0
FPC	Open Porch Conc. Floor	0	36	0	0.00	0
FUS	Upper Story	1,612	1,612	1,612	298.21	480,714
Ttl Gross Liv / Lease Area		3,224	3,276	3,224		961,428

3 FPC 12 12 3

62

FUS
BAS

26

26

62

4
4 FEP
4



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
CASTLE INVESTMENT GROUP INC						Description	Code	Assessed	Assessed							
475 BRICKELL AVENUE						RESIDNTL	1110	1,583,700	1,583,700							
MIAMI FL 33131						RES LAND	1110	340,800	340,800							
SUPPLEMENTAL DATA																
Alt Prcl ID			Plan Ref.													
Split Zonin			Land Ct#													
BID Parcel			#SR													
ResExpt Q			Life Estate													
#DL 1 LOTS 28 & 29			PP STATU													
#DL 2			Assoc Pid#													
GIS ID F_989247_2703972						Total 1,924,500 1,924,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed			
								2023	1110	1,092,900	2022	1110	853,500			
									1110	359,800		1110	359,800			
								Total		1,452,700	Total		1,213,300			
								Total			Total		1,117,200			
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														
ASSESSING NEIGHBORHOOD											APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch								
0104								HYAN								
NOTES																
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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CASTLE INVESTMENT GROUP INC								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
475 BRICKELL AVENUE								RESIDNTL	1110	1,583,700	1,583,700		
MIAMI FL 33131								RES LAND	1110	340,800	340,800	VISION	
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 28 & 29 #DL 2 GIS ID F_989247_2703972						Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#							
									Total		1,924,500	1,924,500	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CASTLE INVESTMENT GROUP INC				35333	089	08-29-2022	Q	I	2,448,000	00	Year	Code	Assessed	Year	Code	Assessed
SEASHORE HOMES INC				31547	0234	09-21-2018	U	V	72,000	1P	2023	1110	1,092,900	2022	1110	853,500
MWV ASSOCIATES LLC				14210	0101	09-06-2001	U	I	1	1A		1110	359,800		1110	359,800
WILLARD, P & SULLIVAN C TRS				4225	0286	08-15-1984	U	I	0	A					1110	57,900
WILLARD, PRISCILLA M TR				P64400	0	12-15-1982	U		0							
									Total		1,452,700	Total		1,213,300	Total	1,117,200

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

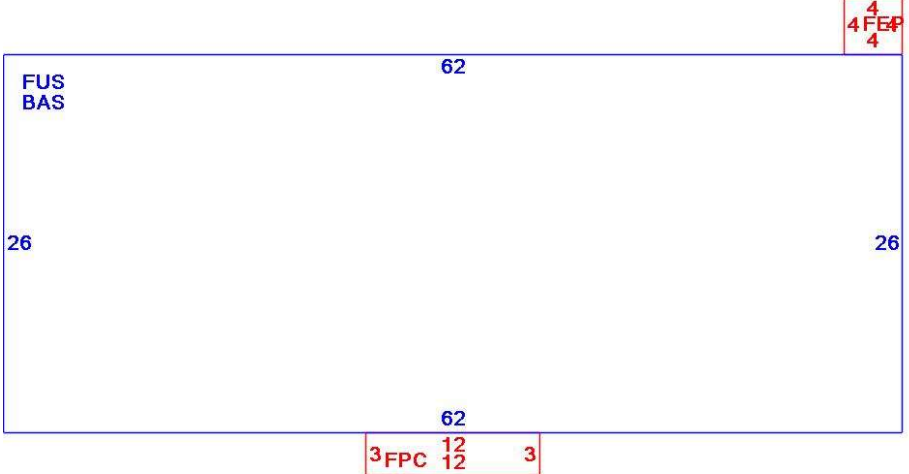
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
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APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,438,000
Appraised Xf (B) Value (Bldg)			87,800
Appraised Ob (B) Value (Bldg)			57,900
Appraised Land Value (Bldg)			340,800
Special Land Value			0
Total Appraised Parcel Value			1,924,500
Valuation Method			C
Total Appraised Parcel Value			1,924,500

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

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	1110	4-8 Units M-03	DN	4	0 SF	0.00	1.00000	1.0000	5	1.00		1.000		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.42	Total Land Value				0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	14R	Apt House									
Model	03	Multi-Family									
Grade:	C	Average									
Stories	2	2 Stories									
Exterior Wall 1	30	Cement Siding									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	05	Drywall									
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Interior Floor 1	23	Laminate									
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Heat Fuel	03	Gas									
Heat Type	04	Hot Air									
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Bedrooms	12	12 Bedrooms									
Full Baths	4										
Half Baths	0										
Extra Fixtures											
Total Rooms											
Bath Style	02	Average									
Kitchen Style	02	Modernized									
Occupancy	4										
Usrflid 105											
Accessory Apt											
Foundation Alt											
Rms Prts											
Bath Split											
CONDO DATA						COST / MARKET VALUATION					
Parcel Id		C		Owne		0.0					
Adjust Type		Code		Description		Factor%					
Condo Flr				Condo Unit							
Building Value New						821,733					
Year Built						2019					
Effective Year Built						2017					
Depreciation Code						A					
Remodel Rating											
Year Remodeled											
Depreciation %						2					
Functional Obsol											
External Obsol						40					
Trend Factor						1					
Condition											
Condition %											
Percent Good						58					
RCNLD						476,600					
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	
BMT	Basement-Unfi	B	1,612	26.01	2019		58		0.00	21,600	
FEP	Enclosed porc	B	16	70.00	2019		58		0.00	1,600	
FOPC	Open Prch-roo	B	36	55.00	2019		58		0.00	1,300	
SPR1	SPRINKLERS-	B	3,224	4.10	2019		58		0.00	7,700	
TRS	Trash Encl-6'	L	1	3401.00	2019		100		0.00	3,400	
PAV1	PAVING-ASP	L	4,000	3.00	2019		100		0.00	12,000	
PAT2	Patio-Good	L	400	9.94	2019		100		0.00	3,900	
FNC2	Fence-6' Wd	L	120	27.85	2019		100		0.00	3,300	
SGN2	DOUBLE SID	L	8	39.53	2019		100		0.00	300	
SGNP	SIGN POST 6"	L	2	10.66	2019		100		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,612	1,612	1,612	254.88	410,867					
FEP	Enclosed Porch	0	16	0	0.00	0					
FPC	Open Porch Conc. Floor	0	36	0	0.00	0					
FUS	Upper Story	1,612	1,612	1,612	254.88	410,867					
Ttl Gross Liv / Lease Area		3,224	3,276	3,224		821,734					



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MIAMI FL 33131								RES LAND	1110	340,800	340,800	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 28 & 29 #DL 2 GIS ID F_989247_2703972				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				1,924,500 1,924,500				

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										Year	Code	Assessed	Year	Code	Assessed
										2023	1110	1,092,900	2022	1110	853,500
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										Total		1,452,700	Total		1,213,300
										Total		1,117,200	Total		1,117,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total							

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

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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						

