

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
YASMINE REALTY LIMITED C/O QUABBIN CAPITAL, INC 160 FEDERAL ST BOSTON MA 02110		1	Level	6	Septic	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed			RESIDENTL RES LAND	1090 1090	3,734,500 6,074,800	3,734,500 6,074,800	
					Public Water				Excel View											
SUPPLEMENTAL DATA										Total				9,809,300	9,809,300					
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		15354-M & N												
BID Parcel		ResExpt Q		Life Estate		PP STATU														
#DL 1		LOT 1-0 & 1-P		Assoc Pid#																
#DL 2																				
GIS ID		F_951950_2684756																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
YASMINE REALTY LIMITED VAUGHAN, HERBERT W TR		C124901	0	11-15-1991		U	I			1	B	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		C78122	0	05-15-1979		U				0		2023	1090	3,212,800	2022	1090	2,666,200	2021	1090	2,071,600
												2023	1090	5,626,000	2022	1090	5,577,700	2021	1090	5,259,000
														2021	1090	286,000				
												Total		8,838,800	Total		8,243,900	Total		7,616,600
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		Appraised Bldg. Value (Card)										3,249,900
WF14								OSTVIL		Appraised Xf (B) Value (Bldg)										198,600
										Appraised Ob (B) Value (Bldg)										286,000
										Appraised Land Value (Bldg)										6,074,800
										Special Land Value										0
										Total Appraised Parcel Value										9,809,300
										Valuation Method										C
										Total Appraised Parcel Value										9,809,300
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					
EXPR-21-7	04-26-2021	835	Sid/Wind/Roof/	20,000		100		ON ACCESSORY STRUCTUR		06-12-2020	WD			25	NO TRESPASSING					
18-687	03-27-2018	804	Addn Alt-Res	100,000	05-06-2019	100	06-30-2019	make existing screen porch a f		06-04-2019	SR	02		02	Bldg Permit Completed					
201205249	08-27-2012	OT	Other		02-19-2013	100	06-30-2013	POOL HTR		04-04-2016	SR	02		03	Cycl Insp Comp					
201103355	07-05-2011	RE	Remodel	620,000	02-19-2013	100	06-30-2013	MAIN HSE DEMO- REBLD 1S		02-27-2013	RB	03		02	Bldg Permit Completed					
201005042	10-25-2010	DE	Demolish	620,000		0		EXPIRED -STOP WORK-NO I		11-15-2011	DR	03		16	In Office Review					
201000057	01-06-2010	AD	Addition	380,000	07-29-2010	100	06-30-2010	DEMO & ADDN;RENO'S		10-28-2011	DR	03		16	In Office Review					
200904943	12-07-2009	AD	Addition	180,000	07-29-2010	100	06-30-2010	ADDN/ALTER: 5 DORM.NEW		08-06-2010	NF	03		02	Bldg Permit Completed					
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	1090	Multi Hses M-01	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		
Total Card Land Units					1.00	AC	Parcel Total Land Area					3.85	Total Land Value					4,937,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2.5	2 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	09	9 Bedrooms			
Full Baths	8				
Half Baths	0				
Extra Fixtures					
Total Rooms	19	19 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105	3				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	80	8 Full-0 Half			

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

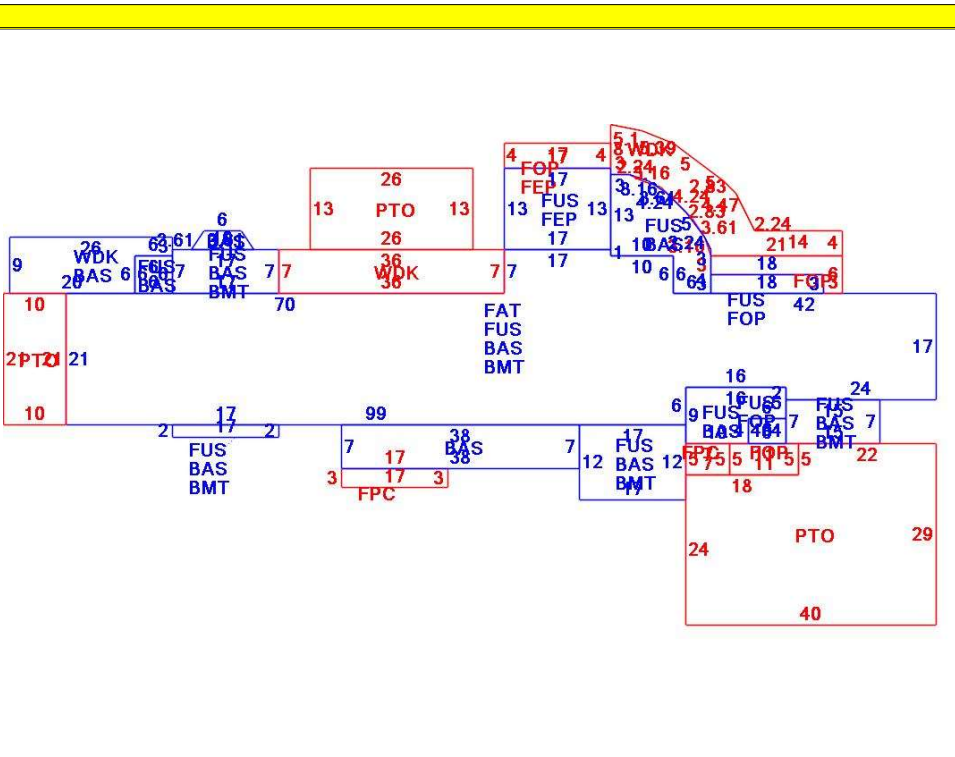
COST / MARKET VALUATION		
Building Value New		2,901,708
Year Built		1940
Effective Year Built		1989
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		2,234,300
Dep % Ovr		
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
FPL3	Fireplace 2 sto	B	3	7000.00	1989		77		0.00	16,200
FPO	Ext FP Openin	B	2	2000.00	1989		77		0.00	3,100
DKHD	Dock-Heavy	L	1	205000.0	2004		70		0.00	143,500
BHS1	Beach Hse - A	L	280	172.80	1965		46	B	1.32	29,400
SPL3	Pool Gunite	L	800	75.00	1985		32	00	1.00	19,200
STRS	Stairs to Water	L	14	122.52	2004		70	C	1.00	1,200
PRG1	Pergola-Avg	L	440	18.00	1985		32	C	1.00	2,500
WDC	Wood Deck w/	L	517	18.00	1996		54		0.00	4,700
PAT2	Patio-Good	L	1,070	9.94	1996		77		0.00	7,300
FOP	Open Porch-ro	B	273	55.00	1989		77		0.00	8,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,200	4,200	4,200	335.57	1,409,411
BMT	Basement Area	0	3,368	0	0.00	0
FAT	Attic, Finished	436	2,906	436	50.35	146,310
FEP	Enclosed Porch	0	289	0	0.00	0
FOP	Open Porch	0	273	0	0.00	0
FPC	Open Porch Conc. Floor	0	86	0	0.00	0
FUS	Upper Story	4,011	4,011	4,011	335.57	1,345,987
PTO	Patio	0	1,618	0	0.00	0
WDK	Wood Deck	0	715	0	0.00	0
Ttl Gross Liv / Lease Area		8,647	17,466	8,647		2,901,708



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
YASMINE REALTY LIMITED C/O QUABBIN CAPITAL, INC 160 FEDERAL ST BOSTON MA 02110		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	
			2 Public Water		1 Excel View	RESIDNTL	1090	3,734,500	3,734,500	
SUPPLEMENTAL DATA						RES LAND	1090	6,074,800	6,074,800	
		Alt Prcl ID	Plan Ref.							
		Split Zonin	Land Ct# 15354-M & N							
		BID Parcel	#SR							
		ResExpt Q	Life Estate							
		#DL 1 LOT 1-0 & 1-P	PP STATU							
		#DL 2	Assoc Pid#							
		GIS ID F_951950_2684756								
						Total		9,809,300	9,809,300	

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	1090	3,212,800	2022	1090	2,666,200
									1090	5,626,000		1090	5,577,700
											2021	1090	2,071,600
												1090	5,259,000
												1090	286,000
								Total		8,838,800	Total		8,243,900
											Total		7,616,600

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									APPRAISED VALUE SUMMARY			
		Total							Appraised Bldg. Value (Card)		3,249,900	
									Appraised Xf (B) Value (Bldg)		198,600	
									Appraised Ob (B) Value (Bldg)		286,000	
									Appraised Land Value (Bldg)		6,074,800	
									Special Land Value		0	
									Total Appraised Parcel Value		9,809,300	
									Valuation Method		C	
									Total Appraised Parcel Value		9,809,300	

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

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						

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style	03	Colonial								
Model	01	Residential								
Grade:	A	Luxury								
Stories	2.5	2 1/2 Stories								
Exterior Wall 1	14	Wood Shingle	CONDO DATA							
Exterior Wall 2			Parcel Id	C	Ownr	0.0				
Roof Structure	03	Gable/Hip		B	S					
Roof Cover	10	Wood Shingle	Adjust Type	Code	Description	Factor%				
Interior Wall 1	03	Plastered	Condo Flr							
Interior Wall 2	04	Plywood Panel	Condo Unit							
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION							
Interior Floor 2			Building Value New							
Heat Fuel	02	Oil	Year Built							
Heat Type	05	Hot Water	Effective Year Built							
AC Type	03	Central	Depreciation Code							
Bedrooms	09	9 Bedrooms	Remodel Rating							
Full Baths	8		Year Remodeled							
Half Baths	0		Depreciation %							
Extra Fixtures			Functional Obsol							
Total Rooms	19	19 Rooms	External Obsol							
Bath Style			Trend Factor							
Kitchen Style			Condition							
Occupancy			Condition %							
Usrflid 105	3		Percent Good							
Accessory Apt			RCNLD							
Foundation Alt	01	Poured Conc.	Dep % Ovr							
Rms Prts			Dep Ovr Comment							
Bath Split	80	8 Full-0 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
FEP	Enclosed porc	B	289	70.00	1989		77		0.00	12,200
BMT	Basement-Unfi	B	3,368	26.01	1989		77		0.00	53,600
PAT2	Patio-Good	L	210	9.94	1996		77		0.00	1,800
PATC	Conc Pavers	L	338	15.46	1996		77		0.00	4,000
FOPC	Open Prch-roo	B	86	55.00	1989		77		0.00	3,200
FNP4	FENCE META	L	596	16.76	1985		32	C	1.00	3,200
FNP1	FENCE CHAI	L	76	15.90	1986		34	C	1.00	400
FNG1	Gate 4'hx3'w	L	3	301.53	1986		34	C	1.00	300
PAT1	Patio- Average	L	1,444	5.89	2015		96		0.00	7,000
PATC	Conc Pavers	L	2,312	15.46	1996		77		0.00	22,400
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
YASMINE REALTY LIMITED C/O QUABBIN CAPITAL, INC 160 FEDERAL ST BOSTON MA 02110		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	
			2 Public Water		1 Excel View	RESIDNTL	1090	3,734,500	3,734,500	
SUPPLEMENTAL DATA						RES LAND	1090	6,074,800	6,074,800	
		Alt Prcl ID	Split Zonin	Plan Ref.	Land Ct#					
		BID Parcel	ResExpt Q	Life Estate	PP STATU					
		#DL 1	LOT 1-0 & 1-P	Assoc Pid#						
		#DL 2								
		GIS ID	F_951950_2684756							
						Total	9,809,300	9,809,300		

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	1090	3,212,800	2022	1090	2,666,200
									1090	5,626,000		1090	5,577,700
									1090		2021	1090	2,071,600
												1090	5,259,000
												1090	286,000
								Total	8,838,800	Total	8,243,900	Total	7,616,600

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 3,249,900				
Total									Appraised Xf (B) Value (Bldg) 198,600				
									Appraised Ob (B) Value (Bldg) 286,000				
									Appraised Land Value (Bldg) 6,074,800				
									Special Land Value 0				
									Total Appraised Parcel Value 9,809,300				
									Valuation Method C				
									Total Appraised Parcel Value 9,809,300				

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

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						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial									
Model	01	Residential									
Grade:	A	Luxury									
Stories	2.5	2 1/2 Stories									
Exterior Wall 1	14	Wood Shingle									
Exterior Wall 2											
CONDO DATA											
Parcel Id					C		Owne	0.0			
							B		S		
Roof Structure	03	Gable/Hip									
Roof Cover	10	Wood Shingle									
Interior Wall 1	03	Plastered									
Interior Wall 2	04	Plywood Panel									
Interior Floor 1	12	Hardwood									
Interior Floor 2											
COST / MARKET VALUATION											
Heat Fuel	02	Oil				Building Value New					
Heat Type	05	Hot Water									
AC Type	03	Central									
Bedrooms	09	9 Bedrooms				Year Built					
Full Baths	8					Effective Year Built					
Half Baths	0					Depreciation Code					
Extra Fixtures						Remodel Rating					
Total Rooms	19	19 Rooms				Year Remodeled					
Bath Style						Depreciation %					
Kitchen Style						Functional Obsol					
Occupancy						External Obsol					
Usrflid 105	3					Trend Factor					
Accessory Apt						Condition					
Foundation Alt	01	Poured Conc.				Condition %					
Rms Prts						Percent Good					
Bath Split	80	8 Full-0 Half				RCNLD					
						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	Deck comp w	L	198	28.00	2018		99		0.00	6,500	
GEN1	Large Generat	L	1	29300.00	2018		98		0.00	28,700	
ELV1	Elevator-Res-	B	1	33159.00	1989		77		0.00	25,500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
YASMINE REALTY LIMITED C/O QUABBIN CAPITAL, INC 160 FEDERAL ST BOSTON MA 02110		1	Level	6	Septic	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
				2	Public Water			1	Excel View	RESIDNTL	1090	3,734,500	3,734,500
										RES LAND	1090	6,074,800	6,074,800
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1-0 & 1-P #DL 2 GIS ID F_951950_2684756						Plan Ref. Land Ct# 15354-M & N #SR Life Estate PP STATU Assoc Pid#							
										Total		9,809,300	9,809,300

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
YASMINE REALTY LIMITED VAUGHAN, HERBERT W TR		C124901	0	11-15-1991		U	I			1	B									
		C78122	0	05-15-1979		U				0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2023	1090	3,212,800	2022	1090	2,666,200	2021	1090	2,071,600
													1090	5,626,000		1090	5,577,700		1090	5,259,000
																1090	286,000			
												Total		8,838,800	Total		8,243,900	Total		7,616,600

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																

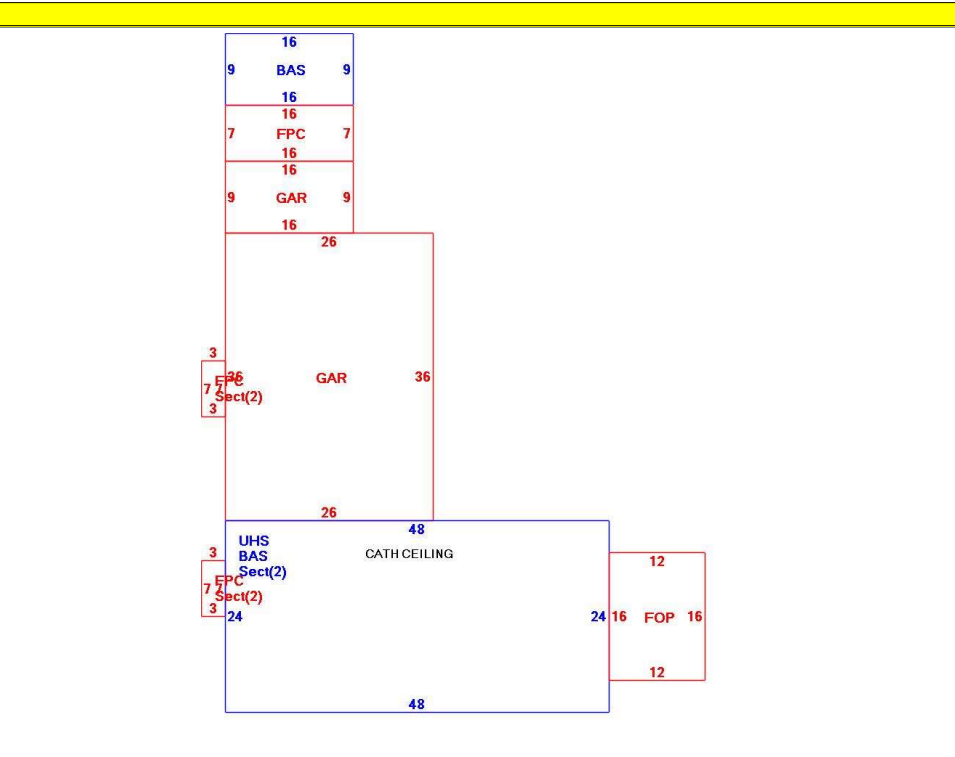
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
WF14				OSTVIL	Appraised Bldg. Value (Card)				3,249,900
					Appraised Xf (B) Value (Bldg)				198,600
					Appraised Ob (B) Value (Bldg)				286,000
					Appraised Land Value (Bldg)				6,074,800
					Special Land Value				0
					Total Appraised Parcel Value				9,809,300
					Valuation Method				C
					Total Appraised Parcel Value				9,809,300

NOTES												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	1090	Multi Hses M-01	RF-1	3	2.850	AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000	RESIDUAL	1.0000	399,000	1,137,200

Total Card Land Units					2.85	AC	Parcel Total Land Area					3.85	Total Land Value					1,137,200
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
CONDO DATA					
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable/Hip			B
Roof Cover	10	Wood Shingle			S
Interior Wall 1	03	Plastered	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		
Interior Floor 1	12	Hardwood	Condo Unit		
COST / MARKET VALUATION					
Interior Floor 2			Building Value New		576,933
Heat Fuel	02	Oil	Year Built		1940
Heat Type	05	Hot Water	Effective Year Built		1984
AC Type	03	Central	Depreciation Code		G
Bedrooms	02	2 Bedrooms	Remodel Rating		
Full Baths	2		Year Remodeled		27
Half Baths	0		Depreciation %		0
Extra Fixtures			Functional Obsol		0
Total Rooms	5	5 Rooms	External Obsol		0
Bath Style			Trend Factor		1
Kitchen Style			Condition		
Occupancy			Condition %		
Usrflid 105			Percent Good		73
Accessory Apt			RCNLD		526,400
Foundation Alt	09	Blk/Pour Ftgs	Dep % Ovr		
Rms Prts			Dep Ovr Comment		
Bath Split	20	1 Full-1 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
FOP	Open Porch-ro	B	192	55.00	1984		73		0.00	6,300
GAR	Attached Gara	B	1,080	40.00	1984		73		0.00	24,100
FOPC	Open Prch-roo	B	112	55.00	1984		73		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	144	144	144	351.36	50,596
FOP	Open Porch	0	192	0	0.00	0
FPC	Open Porch Conc. Floor	0	112	0	0.00	0
GAR	Attached Garage	0	1,080	0	0.00	0
Ttl Gross Liv / Lease Area		144	1,528	144		50,596

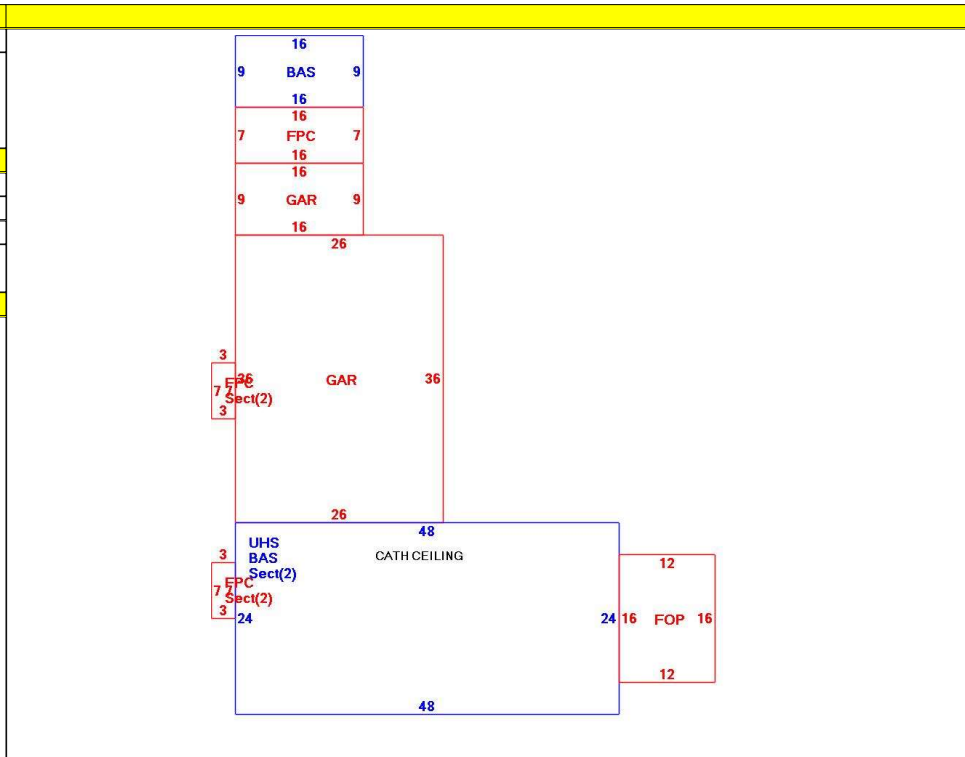


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
YASMINE REALTY LIMITED C/O QUABBIN CAPITAL, INC 160 FEDERAL ST BOSTON MA 02110		1	Level	6	Septic	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1090 1090	3,734,500 6,074,800	3,734,500 6,074,800		
				2	Public Water				Excel View												
SUPPLEMENTAL DATA										Total				9,809,300	9,809,300						
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		15354-M & N													
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU													
#DL 1		LOT 1-0 & 1-P		Assoc Pid#																	
#DL 2																					
GIS ID		F_951950_2684756																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
YASMINE REALTY LIMITED VAUGHAN, HERBERT W TR				C124901	0	11-15-1991		U	I	1		B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				C78122	0	05-15-1979		U		0		2023	1090	3,212,800	2022	1090	2,666,200	2021	1090	2,071,600	1090
												Total		8,838,800	Total		8,243,900	Total		7,616,600	
EXEMPTIONS				OTHER ASSESSMENTS																	
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
											APPRAISED VALUE SUMMARY										
Total				0.00	Appraised Bldg. Value (Card) 3,249,900																
ASSESSING NEIGHBORHOOD				Appraised Xf (B) Value (Bldg) 198,600																	
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 286,000											
WF14								OSTVIL		Appraised Land Value (Bldg) 6,074,800											
NOTES				Special Land Value 0																	
				Total Appraised Parcel Value 9,809,300																	
				Valuation Method C																	
				Total Appraised Parcel Value 9,809,300																	
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						
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	1090	Multi Hses M-01	RF-1	3	2.850	AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000	RESIDUAL	1.0000	399,000	1,137,200				
Total Card Land Units					2.85	AC	Parcel Total Land Area					3.85	Total Land Value					1,137,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B-	Custom Minus			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			
Building Value New			576,933		
Year Built			2009		
Effective Year Built			2010		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			7		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			93		
RCNLD			526,400		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

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

COST / MARKET VALUATION		
Building Value New		576,933
Year Built		2009
Effective Year Built		2010
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		7
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		93
RCNLD		526,400
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
FOPC	Open Prch-roo	B	42	55.00	2012		93		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	351.36	404,766
FPC	Open Porch Conc. Floor	0	42	0	0.00	0
UHS	Half Story, Unfinished	0	1,152	346	105.53	121,570
Ttl Gross Liv / Lease Area		1,152	2,346	1,498		526,336



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
YASMINE REALTY LIMITED C/O QUABBIN CAPITAL, INC 160 FEDERAL ST BOSTON MA 02110		1	Level	6	Septic	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed		
				2	Public Water			1	Excel View	RESIDNTL	1090	3,734,500	3,734,500		
										RES LAND	1090	6,074,800	6,074,800		
SUPPLEMENTAL DATA															
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1-0 & 1-P #DL 2 GIS ID F_951950_2684756				Plan Ref. Land Ct# 15354-M & N #SR Life Estate PP STATU Assoc Pid#									
										Total		9,809,300	9,809,300		

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RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)										
YASMINE REALTY LIMITED VAUGHAN, HERBERT W TR		C124901	0	11-15-1991		U	I			1	B													
		C78122	0	05-15-1979		U				0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
												2023	1090	3,212,800	2022	1090	2,666,200	2021	1090	2,071,600				
													1090	5,626,000		1090	5,577,700		1090	5,259,000				
													1090	286,000										
												Total		8,838,800	Total		8,243,900	Total		7,616,600				

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																	

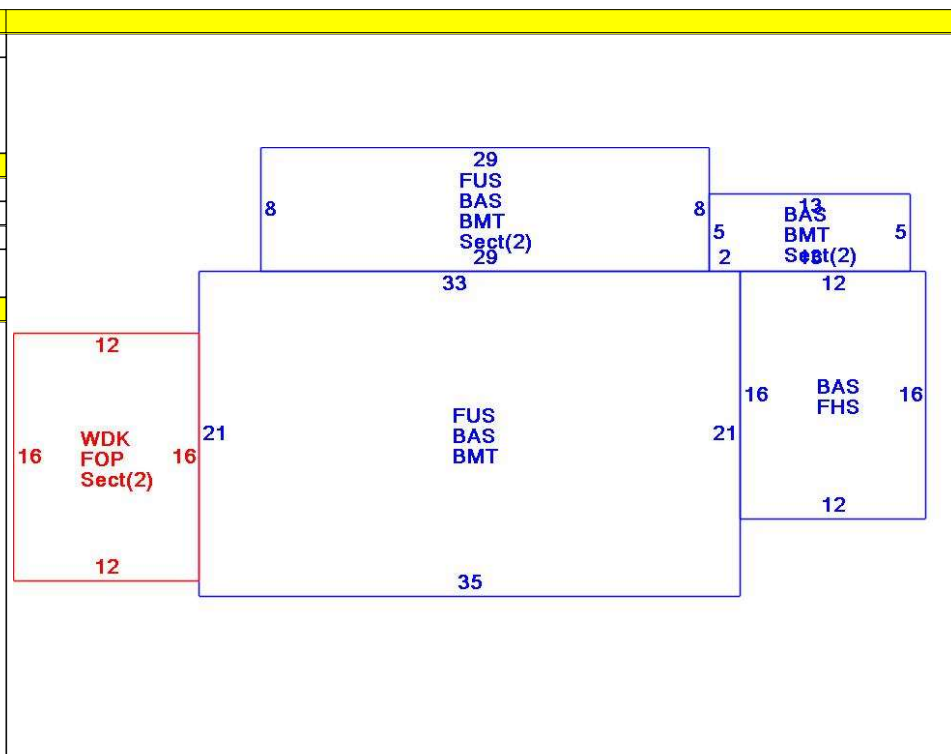
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
WF14				OSTVIL								

NOTES												APPRAISED VALUE SUMMARY				
												Appraised Bldg. Value (Card)				3,249,900
												Appraised Xf (B) Value (Bldg)				198,600
												Appraised Ob (B) Value (Bldg)				286,000
												Appraised Land Value (Bldg)				6,074,800
												Special Land Value				0
												Total Appraised Parcel Value				9,809,300
												Valuation Method				C
												Total Appraised Parcel Value				9,809,300

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

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	
3	1090	Multi Hses M-01	RF-1	3	0 SF	0.00	1.00000	1.0000	5	1.00	WF14	28.000		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					3.85	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
CONDO DATA					
Exterior Wall 2			Parcel Id	C	Owne 0.0
Roof Structure	03	Gable/Hip		B	S
Roof Cover	10	Wood Shingle	Adjust Type	Code	Description
Interior Wall 1	03	Plastered	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood	Building Value New		572,391
Interior Floor 2			Year Built		1982
Heat Fuel	02	Oil	Effective Year Built		1997
Heat Type	05	Hot Water	Depreciation Code		A
AC Type	06	Central/Half	Remodel Rating		
Bedrooms	03	3 Bedrooms	Year Remodeled		
Full Baths	2		Depreciation %		17
Half Baths	1		Functional Obsol		0
Extra Fixtures			External Obsol		0
Total Rooms	6	6 Rooms	Trend Factor		1
Bath Style			Condition		
Kitchen Style			Condition %		
Occupancy			Percent Good		83
Usrflid 105			RCNLD		489,200
Accessory Apt			Dep % Ovr		
Foundation Alt	01	Poured Conc.	Dep Ovr Comment		
Rms Prts			Misc Imp Ovr		
Bath Split	21	2 Full-1 Half	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	735	26.01	1999		83		0.00	18,000
FPLG	Gas Fireplace-	B	1	2500.00	1999		83		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	927	927	927	252.53	234,093
BMT	Basement Area	0	735	0	0.00	0
FHS	Half Story	96	192	96	126.26	24,243
FUS	Upper Story	735	735	735	252.53	185,607
Ttl Gross Liv / Lease Area		1,758	2,589	1,758		443,943



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
YASMINE REALTY LIMITED C/O QUABBIN CAPITAL, INC 160 FEDERAL ST BOSTON MA 02110		1	Level	6	Septic	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
				2	Public Water			1	Excel View	RESIDNTL	1090	3,734,500	3,734,500
										RES LAND	1090	6,074,800	6,074,800
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1-0 & 1-P #DL 2 GIS ID F_951950_2684756						Plan Ref. Land Ct# 15354-M & N #SR Life Estate PP STATU Assoc Pid#							
										Total		9,809,300	9,809,300

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VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
YASMINE REALTY LIMITED VAUGHAN, HERBERT W TR		C124901	0	11-15-1991		U	I			1	B									
		C78122	0	05-15-1979		U				0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2023	1090	3,212,800	2022	1090	2,666,200	2021	1090	2,071,600
													1090	5,626,000		1090	5,577,700		1090	5,259,000
																1090	286,000			
												Total		8,838,800	Total		8,243,900	Total		7,616,600

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

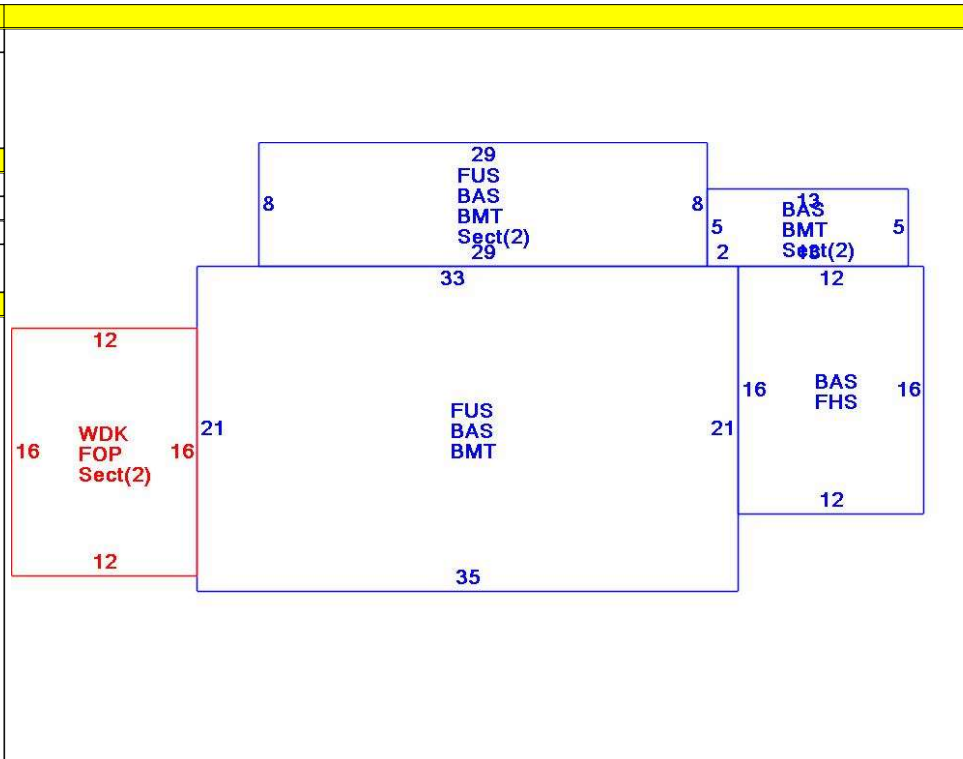
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
WF14				OSTVIL								

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	3,249,900		
												Appraised Xf (B) Value (Bldg)	198,600		
												Appraised Ob (B) Value (Bldg)	286,000		
												Appraised Land Value (Bldg)	6,074,800		
												Special Land Value	0		
												Total Appraised Parcel Value	9,809,300		
												Valuation Method	C		
												Total Appraised Parcel Value	9,809,300		

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

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		
3	1090	Multi Hses M-01	RF-1	3	0 SF	0.00	1.00000	1.0000	5	1.00	WF14	28.000		0.0000	0	0		
Total Card Land Units					0.00	SF	Parcel Total Land Area					3.85	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Ttp	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		572,391			
Year Built		2010			
Effective Year Built		2011			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		6			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		94			
RCNLD		489,200			
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
WDC	Wood Decking	L	192	20.00	2011		84		0.00	3,900
FOP	Open Porch-ro	B	192	55.00	2013		94		0.00	8,200
BMT	Basement-Unfi	B	297	26.01	2013		94		0.00	11,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	297	297	297	242.81	72,116
BMT	Basement Area	0	297	0	0.00	0
FOP	Open Porch	0	192	0	0.00	0
FUS	Upper Story	232	232	232	242.81	56,333
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		529	1,210	529		128,449

