

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
51 SUNSET POINT LLC C/O BURNS & LEVINSON LLP 125 HIGH STREET  BOSTON MA 02110		1 Level	6 Septic 2 Public Water	1 Paved	7 Waterfront 1 Excel View	Description RESIDNTL RES LAND	Code 1090 1090	Assessed 4,582,100 7,062,940	Assessed 4,582,100 7,062,940	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_951268_2685982			Plan Ref. Land Ct# 14852-A #SR Life Estate PP STATU Assoc Pid#			Total 11,645,040 11,645,040				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
51 SUNSET POINT LLC MORRISSEY, ROBERT F & LYNCH, MICHA CLEARY, BARBARA M		C223164 0 C181640 0 C72103 0	07-29-2020 11-20-2006 10-17-1977	Q U U	I I U	13,750,000 1 0	00 1A 0	Year 2023	Code 1090 1090	Assessed 6,596,500 6,501,855	Year 2022	Code 1090 1090	Assessed 5,050,700 6,305,713	Year 2021	Code 1010 1010 1010	Assessed 1,362,000 4,966,500 97,300
Total								13,098,355		Total		11,356,413		Total		6,425,800

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													

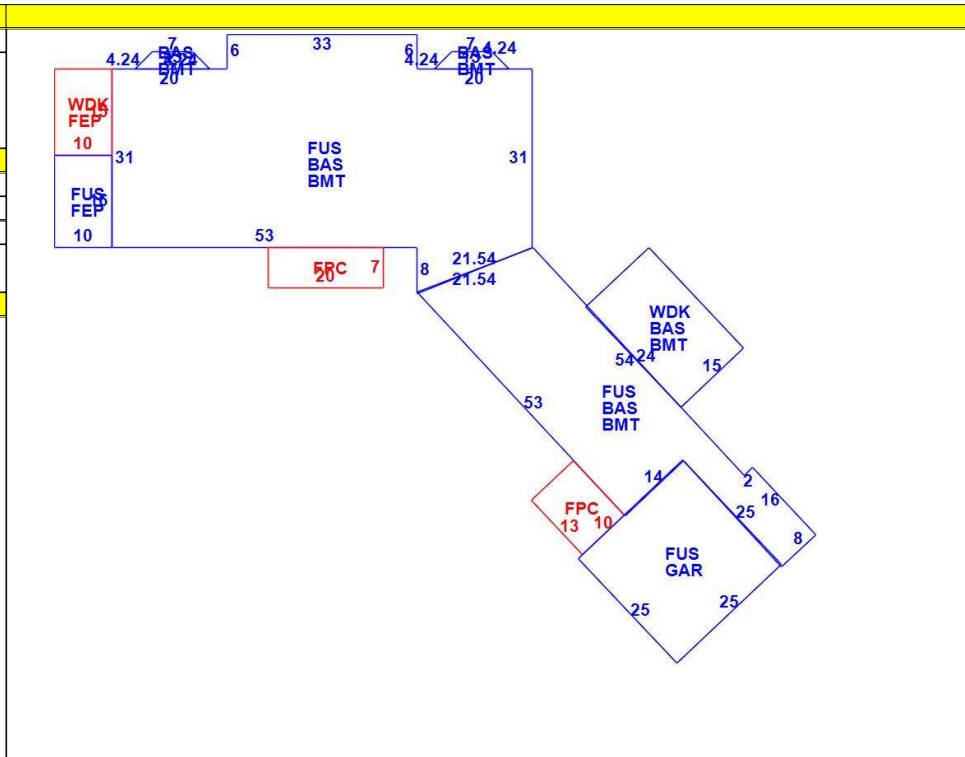
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF14			OSTVIL

NOTES														
<p>Appraised Bldg. Value (Card) 3,661,900</p> <p>Appraised Xf (B) Value (Bldg) 102,100</p> <p>Appraised Ob (B) Value (Bldg) 818,100</p> <p>Appraised Land Value (Bldg) 7,062,940</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 11,645,040</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 11,645,040</p>														

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
BLDR-22-12	10-21-2022	804	Addn Alt-Res	2,000,000	05-09-2023	40		Addition and renovation to the		05-09-2023	SR	01	6	13	CALL BACK
SM-21-43	04-05-2021	834	Sheet Metal	15,000	06-30-2022	100	06-30-2022	GUEST HOUSE ADDING ON		06-12-2020	WD			25	NO TRESPASSING
BLDR-21-25	03-08-2021	824	New Cons1-2fa	0	06-30-2022	100	06-30-2022	Amend permit #20-3698 to incl		04-05-2016	SR	02		03	Cycl Insp Comp
BLDR-21-66	01-21-2021	882	Detached Acce	750,000	06-30-2022	100	06-30-2022	Construct a four car, detached		05-17-2012	RB	03		16	In Office Review
BLDR-20-36	01-14-2021	882	Detached Acce	500,000	06-30-2022	100	06-30-2022	Construct 2 bedroom accessor							
TB-20-3021	12-21-2020	810	Demolition	10,000	05-17-2021	100	05-17-2021	Demolish existing detached ga							
TB-20-3407	12-07-2020	882	Detached Acce	200,000	06-30-2022	100	06-30-2022	Construct pool cabana							

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		WV1	1.0000	6,172,040
1	1090	Multi Hses M-01	RF-1	3	2.200	AC 14,250.00	1.00000	1.0000	0	1.00	WF14	28.000			1.0000	399,000
1	1090	Multi Hses M-01	RF-1	3	5.800	AC 2,375.00	1.00000	0.9500	0	1.00	WTLD	1.000	WETLAND		1.0000	2,256.25
Total Card Land Units					9.00	AC	Parcel Total Land Area					9.00	Total Land Value			7,062,940

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	S+	Superior Plus			
Stories	2	2 Stories			
Exterior Wall 1	01	Minimum			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	02	Minimum/Plywd			
Interior Floor 2					
Heat Fuel	01	None			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	6				
Half Baths	2				
Extra Fixtures					
Total Rooms	14	14 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	62	6 Full-2 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		7,576,513
			Year Built		2022
			Effective Year Built		2019
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		0
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		UC
			Condition %		40
			Percent Good		40
			RCNLD		3,030,600
			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
FPL3	Fireplace 2 sto	B	2	7000.00			40		0.00	5,600
DKHD	Dock-Heavy	L	1	205000.0	2010		82		0.00	168,100
STRS	Stairs to Water	L	18	122.52	2010		82	X+	2.50	4,500
PATC	Conc Pavers	L	200	15.46	2021		100		0.00	3,400
PHS3	Pool Hs/Good,	L	1,104	180.00	2021		100	B	1.32	262,300
FGR4	Garage- Excell	L	1,152	80.00	2021		100	B+	1.40	129,000
GSQT	Guest Quarter	L	864	122.81	2021		100	B+	1.40	148,600
SPL3	Pool Gunite	L	1,000	75.00	2021		100	B	1.32	95,200
FPO	Ext FP Openin	B	1	2000.00			40		0.00	800
BMT	Basement-Unfi	B	4,123	26.01			40		0.00	33,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,123	4,123	4,123	879.40	3,625,766
BMT	Basement Area	0	4,123	0	0.00	0
FEP	Enclosed Porch	0	310	0	0.00	0
FPC	Open Porch Conc. Floor	0	270	0	0.00	0
FUS	Upper Story	4,488	4,488	4,488	879.40	3,946,747
GAR	Attached Garage	0	625	0	0.00	0
WDC	Wood Deck	0	510	0	0.00	0
Ttl Gross Liv / Lease Area		8,611	14,449	8,611		7,572,513



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
51 SUNSET POINT LLC C/O BURNS & LEVINSON LLP 125 HIGH STREET  BOSTON MA 02110		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			2 Public Water		1 Excel View	RESIDNTL	1090	4,582,100	4,582,100		
						RES LAND	1090	7,062,940	7,062,940		
SUPPLEMENTAL DATA						Total				11,645,040	11,645,040
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_951268_2685982				Plan Ref. Land Ct# 14852-A #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed			
2023	1090	6,596,500	2022	1090	5,050,700	2021	1010	1,362,000						
	1090	6,501,855		1090	6,305,713		1010	4,966,500						
							1010	97,300						
Total		13,098,355	Total		11,356,413	Total		6,425,800						

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							
WF14				OSTVIL							

NOTES												APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card)						3,661,900
												Appraised Xf (B) Value (Bldg)						102,100
												Appraised Ob (B) Value (Bldg)						818,100
												Appraised Land Value (Bldg)						7,062,940
												Special Land Value						0
												Total Appraised Parcel Value						11,645,040
												Valuation Method						C
												Total Appraised Parcel Value						11,645,040

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							

<b>CONSTRUCTION DETAIL</b>					<b>CONSTRUCTION DETAIL (CONTINUED)</b>					
Element	Cd	Description			Element	Cd	Description			
Style	03	Colonial								
Model	01	Residential								
Grade:	S+	Superior Plus								
Stories	2	2 Stories								
Exterior Wall 1	01	Minimum			<b>CONDO DATA</b>					
Exterior Wall 2					Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S
Roof Cover	03	Asph/F Gls/Cmp			Adjust Type	Code	Description	Factor%		
Interior Wall 1	01	Minimum			Condo Flr					
Interior Wall 2					Condo Unit					
Interior Floor 1	02	Minimum/Plywd			<b>COST / MARKET VALUATION</b>					
Interior Floor 2					Building Value New					
Heat Fuel	01	None			Year Built					
Heat Type	01	None			Effective Year Built					
AC Type	01	None			Depreciation Code					
Bedrooms	05	5 Bedrooms			Remodel Rating					
Full Baths	6				Year Remodeled					
Half Baths	2				Depreciation %					
Extra Fixtures					Functional Obsol					
Total Rooms	14	14 Rooms			External Obsol					
Bath Style					Trend Factor					
Kitchen Style					Condition					
Occupancy					Condition %					
Usrflid 105	2				Percent Good					
Accessory Apt					RCNLD					
Foundation Alt	01	Poured Conc.			Dep % Ovr					
Rms Prts					Dep Ovr Comment					
Bath Split	62	6 Full-2 Half			Misc Imp Ovr					
					Misc Imp Ovr Comment					
					Cost to Cure Ovr					
					Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GAR	Attached Gara	B	625	40.00			40		0.00	8,700
FOPC	Open Prch-roo	B	270	55.00			40		0.00	4,200
FEP	Enclosed porc	B	310	70.00			40		0.00	6,700
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
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  <b>VISION</b>
51 SUNSET POINT LLC C/O BURNS & LEVINSON LLP 125 HIGH STREET  BOSTON MA 02110		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	
			2 Public Water		1 Excel View	RESIDNTL	1090	4,582,100	4,582,100	
<b>SUPPLEMENTAL DATA</b>						RES LAND	1090	7,062,940	7,062,940	
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q		Land Ct# 14852-A						
#DL 1		#DL 2		#SR						
GIS ID F_951268_2685982		Assoc Pid#		Life Estate						
				PP STATU						
						Total		11,645,040	11,645,040	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
51 SUNSET POINT LLC		C223164	0	07-29-2020	Q	I	13,750,000	00	Year	Code	Assessed	Year	Code	Assessed
MORRISSEY, ROBERT F & LYNCH, MICHA		C181640	0	11-20-2006	U	I	1	1A	2023	1090	6,596,500	2022	1090	5,050,700
CLEARY, BARBARA M		C72103	0	10-17-1977	U		0			1090	6,501,855	2021	1010	1,362,000
													1010	4,966,500
													1010	97,300
									Total		13,098,355	Total		11,356,413
									Total			Total		6,425,800

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									

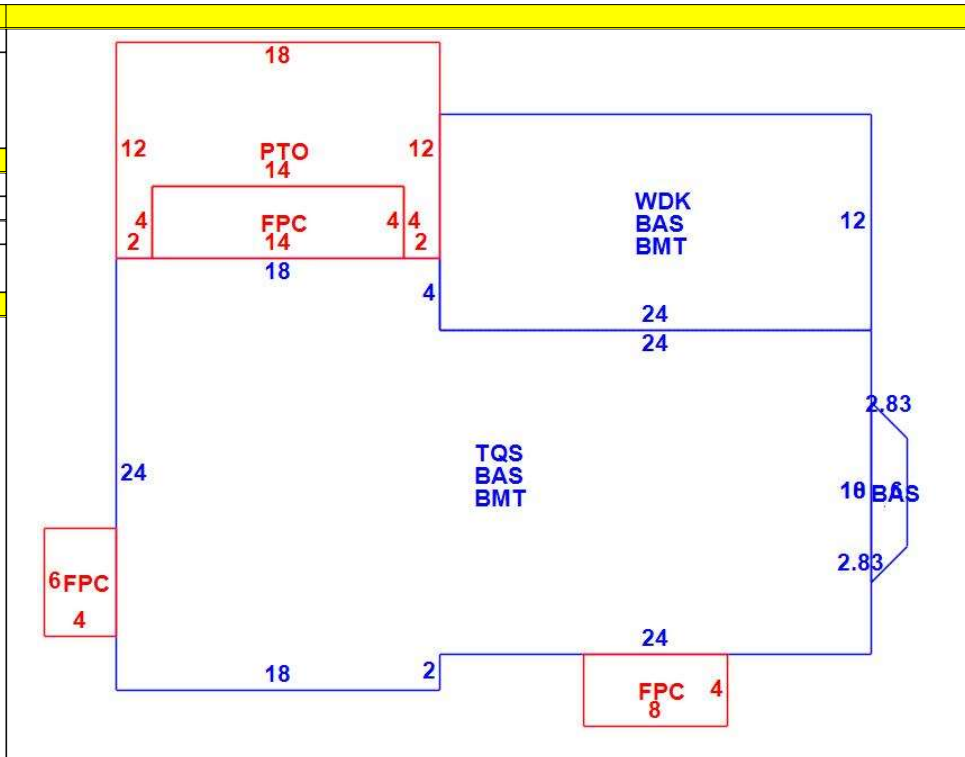
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
WF14				OSTVIL				
NOTES				Appraised Bldg. Value (Card)				3,661,900
				Appraised Xf (B) Value (Bldg)				102,100
				Appraised Ob (B) Value (Bldg)				818,100
				Appraised Land Value (Bldg)				7,062,940
				Special Land Value				0
				Total Appraised Parcel Value				11,645,040
				Valuation Method				C
				Total Appraised Parcel Value				11,645,040

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
									05-17-2022	SR	01		02	Bldg Permit Completed
									05-17-2021	SR	01	6	13	CALL BACK

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		3	SF		1.00000		5	1.00		1.000		0.0000		0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					9.00	Total Land Value				0



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B+	Custom Plus			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		631,291
			Year Built		2021
			Effective Year Built		2019
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		0
			Depreciation %		
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		100
			RCNLD		631,300
			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
BMT	Basement-Unfi	B	1,152	26.01	2021		100		0.00	29,100
FOPC	Open Prch-roo	B	112	55.00	2021		100		0.00	5,000
WDK	Wood Deck	B	288	20.00	2021		100		0.00	5,800
FPLG	Gas Fireplace-	B	1	2500.00	2021		100		0.00	2,500
PATF	Flagstone Pav	L	216	30.00	2021		100		0.00	7,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,168	1,168	1,168	364.91	426,213
BMT	Basement Area	0	1,152	0	0.00	0
FPC	Open Porch Conc. Floor	0	112	0	0.00	0
PTO	Patio	0	160	0	0.00	0
TQS	Three Quarter Story	562	864	562	237.36	205,078
WDK	Wood Deck	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		1,730	3,744	1,730		631,291

