

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WHITAKER, KRISTEN L TR							Description	Code	Assessed	Assessed	801
KRISTEN L WHITAKER REVOCABLE							RESIDNTL	1010	2,403,500	2,403,500	
30 WOODCLIFF ROAD							RES LAND	1010	1,739,500	1,739,500	FY2024
WELLESLEY MA 02482			SUPPLEMENTAL DATA								BARNSTABLE, MA
			Alt Prcl ID	Plan Ref.							VISION
			Split Zonin	Land Ct#	15354-124						
			BID Parcel	#SR							
			ResExpt Q	Life Estate							
			#DL 1 LOT 185	PP STATU	A:Active						
			#DL 2								
			GIS ID F_953216_2685616	Assoc Pid#							
							Total		4,143,000	4,143,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WHITAKER, KRISTEN L TR	C219686	0	06-14-2019	Q	V	1,125,000	00	Year	Code	Assessed	Year	Code	Assessed		
AZZI, PIERRE E TR	D13720	0	06-13-2019	U	V	0	1F	2023	1010	2,167,800	2022	1010	1,859,400		
CALLAHAN, RICHARD P TR	C154397	0	08-18-1999	U	V	1	1F		1010	1,371,700		1010	1,034,800		
CALLAHAN, RICHARD P TR	C151416	0	12-24-1998	Q	V	450,000	00					1010	281,700		
OYSTER HARBORS CLUB INC	C151413	0	12-24-1998	U	V	425,000	1								
								Total		3,539,500	Total		2,894,200	Total	2,673,000

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

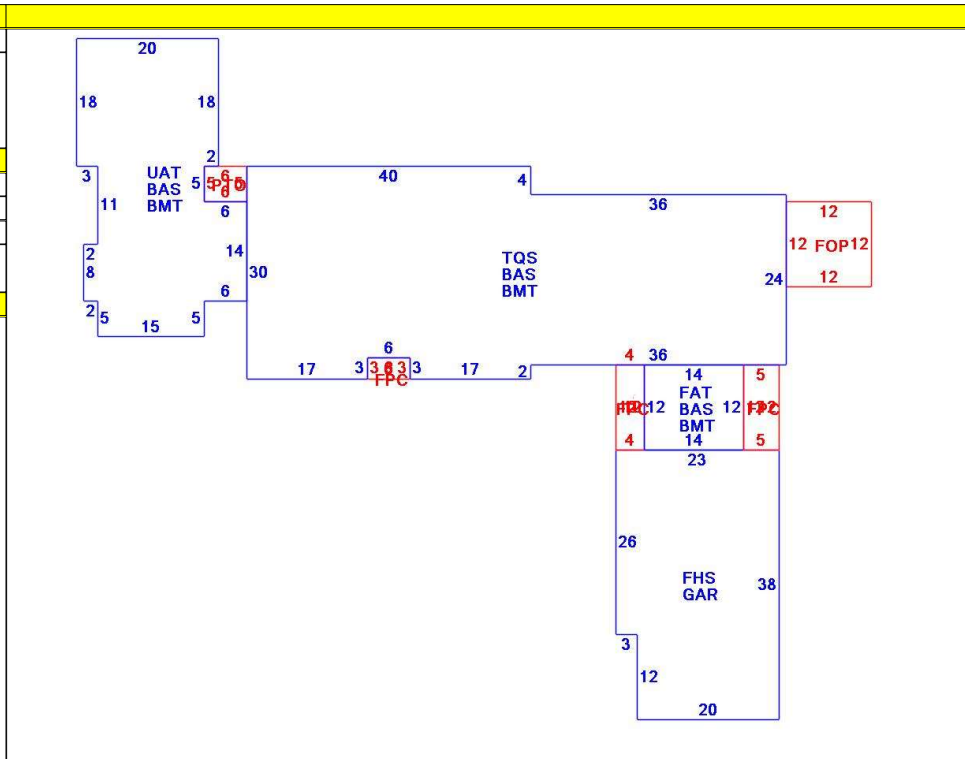
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0117			OSTVIL

APPRAISED VALUE SUMMARY													
This signature acknowledges a visit by a Data Collector or Assessor													
Appraised Bldg. Value (Card)										2,016,300			
Appraised Xf (B) Value (Bldg)										105,600			
Appraised Ob (B) Value (Bldg)										281,600			
Appraised Land Value (Bldg)										1,739,500			
Special Land Value										0			
Total Appraised Parcel Value										4,143,000			
Valuation Method										C			
Total Appraised Parcel Value										4,143,000			

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
19-4176	12-18-2019	834	Sheet Metal	5,000	06-09-2020	100	06-30-2020	New construction duct work	06-15-2020	SR	01		02	Bldg Permit Completed
19-3429	10-24-2019	830	Pool - Inground	100,000	06-09-2020	100	06-30-2020	Inground Swimming pool and s	06-12-2020	WD			25	NO TRESPASSING
19-2657	09-11-2019	882	Det Gar - Res	150,000	06-09-2020	100	06-30-2020	Construct a detached pool cab	02-20-2020	SAF			20	Sale Review
19-2656	09-11-2019	824	New Cons1-2fa	1,250,000	06-09-2020	100	06-30-2020	Construct a (5) bedroom, (5) fu	06-19-2019	CK	22		22	Change of Address
201500797	03-04-2015	DW	Dwelling	900,000	05-20-2015	0		TO CONSTRUCT A 5 BEDRO	05-22-2015	SR	02		13	CALL BACK
									05-25-2006	PT	04		46	Vacant Lot

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	RF-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0117	9.700		1.0000	1,710,536	1,710,500
1	1010	Single Fam M-0	RF-1	3	0.210	AC 14,250.00	1.00000	1.0000	0	1.00	0117	9.700		1.0000	138,225	29,000
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value			1,739,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	14	Carpet			
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	5				
Half Baths	2				
Extra Fixtures					
Total Rooms	9				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	52	5 Full-2 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			2,057,454		
Year Built			2019		
Effective Year Built			2017		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			2		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			98		
RCNLD			2,016,300		
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
PATC	Conc Pavers	L	30	15.46	2019		100		0.00	600
BMT	Basement-Unfi	B	3,034	26.01	2019		98		0.00	62,000
FOPC	Open Prch-roo	B	126	55.00	2019		98		0.00	5,300
FOP	Open Porch-ro	B	144	55.00	2019		98		0.00	7,000
GAR	Attached Gara	B	838	40.00	2019		98		0.00	26,400
SPL3	Pool Gunite	L	920	75.00	2019		100	C	1.00	67,200
SPH3	Pool Heater 80	L	1	4116.00	2019		100		0.00	4,100
SPC1	Pool Cover-Au	L	920	17.53	2019		100		0.00	16,100
PATC	Conc Pavers	L	2,446	15.46	2019		100		0.00	30,600
PHS3	Pool Hs/Good,	L	532	180.00	2019		100	A	1.58	151,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,034	3,034	3,034	420.42	1,275,554
BMT	Basement Area	0	3,034	0	0.00	0
FAT	Attic, Finished	25	168	25	62.56	10,511
FHS	Half Story	419	838	419	210.21	176,156
FOP	Open Porch	0	144	0	0.00	0
FPC	Open Porch Conc. Floor	0	126	0	0.00	0
GAR	Attached Garage	0	838	0	0.00	0
PTO	Patio	0	30	0	0.00	0
TQS	Three Quarter Story	1,330	2,046	1,330	273.29	559,159
UAT	Attic Unfinished	0	820	82	42.04	34,474
Ttl Gross Liv / Lease Area		4,808	11,078	4,890		2,055,854



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WHITAKER, KRISTEN L TR KRISTEN L WHITAKER REVOCABLE 30 WOODCLIFF ROAD							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
WELLESLEY MA 02482							RESIDNTL	1010	2,403,500	2,403,500	
							RES LAND	1010	1,739,500	1,739,500	VISION
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 185 #DL 2 GIS ID F_953216_2685616			Plan Ref. Land Ct# 15354-124 #SR Life Estate PP STATU A:Active Assoc Pid#				Total		4,143,000	4,143,000	

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										1010	1,371,700		1010	1,034,800
									Total		3,539,500	Total		2,894,200
									Total			Total		2,673,000

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Adjust Type		Code		Description		Factor%					
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Condo Unit											
Building Value New						Year Built					
Effective Year Built						Depreciation Code					
Remodel Rating						Year Remodeled					
Depreciation %						Functional Obsol					
External Obsol						Trend Factor					
Condition						Condition %					
Percent Good						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	
PRG1	Pergola-Avg	L	154	18.00	2019		100	C	1.00	2,800	
FPIT	Fire Pit	L	1	3010.00	2019		100	C+	1.10	3,300	
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600	
FPLG	Gas Fireplace-	B	2	2500.00	2019		98		0.00	4,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											