

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
RIVER RAT LLC					7 Waterfront	Description	Code	Assessed	Assessed				
116 FLANDERS ROAD, STE 3000		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	5,058,500	5,058,500				
WESTBOROUG MA 01581						RES LAND	1010	5,284,700	5,284,700				
Alt Prcl ID		Split Zonin		Plan Ref.		<table border="1"> <tr> <td colspan="2">Total</td> <td>10,343,200</td> <td>10,343,200</td> </tr> </table>				Total		10,343,200	10,343,200
Total		10,343,200	10,343,200										
#DL 1		LOT 1-H		Land Ct# 15354-H									
#DL 2				#SR									
GIS ID		F_952423_2684770		Life Estate									
				PP STATU									
				Assoc Pid#									

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
RIVER RAT LLC		C199206	0	12-27-2012	U	I	8,650,000	1	Year	Code	Assessed	Year	Code	Assessed
KOCH, WILLIAM I		C194169	0	05-03-2011	U	I	8,400,000	1	2023	1010	4,451,500	2022	1010	3,728,100
WRIGHTSON, FREDERICK & LOIS & BIR		#D11337	0	02-03-2010	U	I	1	1F		1010	4,835,900		1010	4,590,200
WRIGHTSON, FREDERICK & LOIS & BIR		C190668	0	02-03-2010	U	I	0	1					1010	161,900
RYAN, PAUL MARK & BIRMINGHAM, JOH		C95559	0	02-29-1984	U	I	0	1	Total		9,287,400	Total		8,318,300
										Total				7,494,200

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF14			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	4,800,200
Appraised Xf (B) Value (Bldg)	96,400
Appraised Ob (B) Value (Bldg)	161,900
Appraised Land Value (Bldg)	5,284,700
Special Land Value	0
Total Appraised Parcel Value	10,343,200
Valuation Method	C
Total Appraised Parcel Value	10,343,200

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
201402355	04-16-2014	GN	Generator	0	05-18-2015	100	06-30-2015	GEN	06-12-2020	WD			25	NO TRESPASSING
201308259	11-08-2013	RA	Remodel-Additi	1,500,000	05-18-2015	100	06-30-2015	REMOV/REPLC SEC OF RO	05-28-2015	SR	01		02	Bldg Permit Completed
201308036	11-04-2013	SP	Swimming Pool	135,000	05-18-2015	100	06-30-2015	HEATED POOL & SPA W AUT	05-19-2015	JR	03		03	Cycl Insp Comp
201305967	08-28-2013	NS	New Siding	50,000	06-30-2014	100	06-30-2014	RESIDE-REPLC 29 WINDS .3	07-17-2014	MW	01		13	CALL BACK
34866	11-19-1998	RA	Remodel-Additi	250,000	01-01-2000	100	01-01-2000	KITCHEN & FAMILY ROOM	07-25-2012	JR	03		16	In Office Review
28678	02-03-1998	RA	Remodel-Additi	140,000	01-01-2000	100	01-01-2000	MASTER BEDROOM & BATH	02-15-2012	RB	03		16	In Office Review
									04-21-2010	MA	22		22	Change of Address

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	WF14	28.000		1.0000	4,937,632	4,937,600
1	1010	Single Fam M-0	RF-1	3	0.870	AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000		1.0000	399,000	347,100
Total Card Land Units					1.87	AC	Parcel Total Land Area					1.87	Total Land Value			5,284,700	



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WESTBOROUG MA 01581						Alt Prcl ID	Plan Ref.	Land Ct#	RES LAND
		Split Zonin	Life Estate	PP STATU	Total		10,343,200	10,343,200	
		BID Parcel	Assoc Pid#						
		ResExpt Q							
		#DL 1 LOT 1-H							
		#DL 2							
		GIS ID F_952423_2684770							

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								Year	Code	Assessed	Year	Code	Assessed
								2023	1010	4,451,500	2022	1010	3,728,100
									1010	4,835,900		1010	4,590,200
											2021	1010	3,004,400
												1010	4,327,900
												1010	161,900
								Total		9,287,400	Total		8,318,300
								Total			Total		7,494,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
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WF14			OSTVIL

NOTES			

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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	04	Cape Cod								
Model	01	Residential								
Grade:	S	Superior								
Stories	2	2 Stories								
Exterior Wall 1	14	Wood Shingle			<b>CONDO DATA</b>					
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	Factor%		
Interior Wall 1	05	Drywall			Condo Flr					
Interior Wall 2					Condo Unit					
Interior Floor 1	12	Hardwood			<b>COST / MARKET VALUATION</b>					
Interior Floor 2					Building Value New					
Heat Fuel	08	Propane			Year Built					
Heat Type	04	Hot Air			Effective Year Built					
AC Type	03	Central			Depreciation Code					
Bedrooms	04	4 Bedrooms			Remodel Rating					
Full Baths	4				Year Remodeled					
Half Baths	2				Depreciation %					
Extra Fixtures					Functional Obsol					
Total Rooms	9	9 Rooms			External Obsol					
Bath Style					Trend Factor					
Kitchen Style					Condition					
Occupancy					Condition %					
Usrflid 105					Percent Good					
Accessory Apt					RCNLD					
Foundation Alt	08	Mixed			Dep % Ovr					
Rms Prts					Dep Ovr Comment					
Bath Split	42	4 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
PATF	Flagstone Pav	L	304	30.00	2013		94		0.00	8,600
SPC1	Pool Cover-Au	L	720	17.53	2013		88		0.00	11,100
WDC	Wood Deck w/	L	560	18.00	2013		88		0.00	8,300
GEN	Emergency Ge	L	1	5550.00	2014		90		0.00	5,000
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
WDK	Wood Deck	0	367	0	0.00	0				
Ttl Gross Liv / Lease Area										