

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
NELLUM N BAY LLC 500 BOYLSTON STREET FL 4 BOSTON MA 02116			1	Level	2	Public Water	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
					6	Septic			1	Excel View	RESIDENTL	1090	4,583,200	4,583,200
SUPPLEMENTAL DATA											RES LAND	1090	5,145,100	5,145,100
			Alt Prcl ID Split Zonin RF;RF-1 BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_952972_2690624				Plan Ref. 159/67 Land Ct# #SR Life Estate PP STATU Assoc Pid#				VISION			

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
NELLUM N BAY LLC			32124	0101	06-28-2019		Q	I			9,100,000		00									
RYAN, THOMAS F JR & KATHERINE E			16733	0199	04-11-2003		U	I			4,080,000		1I	2023	1090	4,092,500	2022	1090	3,424,500	2021	1090	2,815,000
SMITH, BERNARD J JR			12499	0266	08-25-1999		U	I			1		1A		1090	4,696,300		1090	4,415,700		1090	4,163,300
LUZ, JOSEPH H TR			11951	0289	12-29-1998		U	I			1		1A		1090			1090			1090	121,700
SMITH, BERNARD J JR			11522	0309	06-24-1998		U	I			1		1A									
Total											8,788,800		Total		7,840,200		Total		7,100,000			

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF14			OSTVIL

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
200701504	05-03-2007	DK	Dock	40,000	06-18-2008	100	06-30-2009	PIER BULKHEAD STRWY ON	07-26-2022	BM	03		16	In Office Review
88896	03-28-2007	DW	Dwelling	753,344	03-22-2006	100	06-30-2007	SNGL FAM REBLD DUE TO F	06-12-2020	WD			25	NO TRESPASSING
20064327	11-14-2006	RE	Remodel	143,040	06-18-2008	100	06-30-2008	HOME THEATER IN BMT	02-20-2020	SAF			20	Sale Review
20060943	01-16-2006	AD	Addition	30,000	04-17-2007	100	06-30-2007	INSTALL KIT IN GH-BLDG 2 0	07-05-2016	SR	02		03	Cycl Insp Comp
88767	12-02-2005	DE	Demolish	75	03-22-2006	100	01-01-2006	DWLG DEMO FIRE DAM	05-21-2015	JR	03		03	Cycl Insp Comp
87403	10-07-2005	DW	Dwelling	0	06-30-2006	100	06-30-2006	GH NO KIT (PERMIT #80450)	02-21-2014	JR	03		16	In Office Review
83566	04-22-2005	SP	Swimming Pool	55,000	02-06-2006	100	01-01-2006		06-20-2011	NF	03		16	In Office Review

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	SPLI	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					1.52	Total Land Value					4,937,600

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
NELLUM N BAY LLC 500 BOYLSTON STREET FL 4 BOSTON MA 02116		1	Level	2	Public Water	1	Paved	7	Waterfront	Description RESIDNTL RES LAND	Code 1090 1090	Assessed 4,583,200 5,145,100	Assessed 4,583,200 5,145,100
				6	Septic			1	Excel View				
		SUPPLEMENTAL DATA											
		Alt Prcl ID Split Zonin RF;RF-1 BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_952972_2690624				Plan Ref. 159/67 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 9,728,300 9,728,300			

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 FY2024
 BARNSTABLE, MA
VISION

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
														2023	1090	4,092,500	2022	1090	3,424,500	2021	1090	2,815,000
															1090	4,696,300		1090	4,415,700		1090	4,163,300
																					1090	121,700
														Total		8,788,800	Total		7,840,200	Total		7,100,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
Total																			
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						4,175,400			
WF14								OSTVIL		Appraised Xf (B) Value (Bldg)						286,100			
												Appraised Ob (B) Value (Bldg)						121,700	
												Appraised Land Value (Bldg)						5,145,100	
												Special Land Value						0	
												Total Appraised Parcel Value						9,728,300	
												Valuation Method						C	
												Total Appraised Parcel Value						9,728,300	

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	04	Cape Cod									
Model	01	Residential									
Grade:	X+	Exceptional PI									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	19	Brick Veneer				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	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	02	Oil				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	07	7 Bedrooms				Remodel Rating					
Full Baths	5					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures	0					Functional Obsol					
Total Rooms	13	13 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	50	5 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	
LDNG	Wood Landing	L	800	33.64	2007		76		0.00	20,500	
WDC	Wood Decking	L	16	20.00	2008		78		0.00	1,100	
PATC	Conc Pavers	L	1,277	15.46	2008		89		0.00	15,300	
FPL2	Fireplace 1.5 s	B	2	6000.00	2016		96		0.00	11,500	
FPL1	Fireplace 1 sto	B	1	5000.00	2016		96		0.00	4,800	
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			
NELLUM N BAY LLC 500 BOYLSTON STREET FL 4 BOSTON MA 02116		1	Level	2	Public Water	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
				6	Septic			1	Excel View	RESIDNTL	1090	4,583,200	4,583,200
SUPPLEMENTAL DATA										RES LAND	1090	5,145,100	5,145,100
Alt Prcl ID		Split Zonin RF;RF-1		Plan Ref. 159/67		Land Ct#							
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU					
#DL 1		#DL 2		Assoc Pid#									
GIS ID F_952972_2690624										Total		9,728,300	9,728,300

801
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 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
NELLUM N BAY LLC		32124	0101	06-28-2019		Q	I			9,100,000		00									
RYAN, THOMAS F JR & KATHERINE E		16733	0199	04-11-2003		U	I			4,080,000		1I	2023	1090	4,092,500	2022	1090	3,424,500	2021	1090	2,815,000
SMITH, BERNARD J JR		12499	0266	08-25-1999		U	I			1		1A		1090	4,696,300		1090	4,415,700		1090	4,163,300
LUZ, JOSEPH H TR		11951	0289	12-29-1998		U	I			1		1A					1090			1090	121,700
SMITH, BERNARD J JR		11522	0309	06-24-1998		U	I			1		1A									
										Total		8,788,800	Total		7,840,200	Total		7,100,000			

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)				4,175,400
					Appraised Xf (B) Value (Bldg)				286,100
					Appraised Ob (B) Value (Bldg)				121,700
					Appraised Land Value (Bldg)				5,145,100
					Special Land Value				0
					Total Appraised Parcel Value				9,728,300
					Valuation Method				C
					Total Appraised Parcel Value				9,728,300

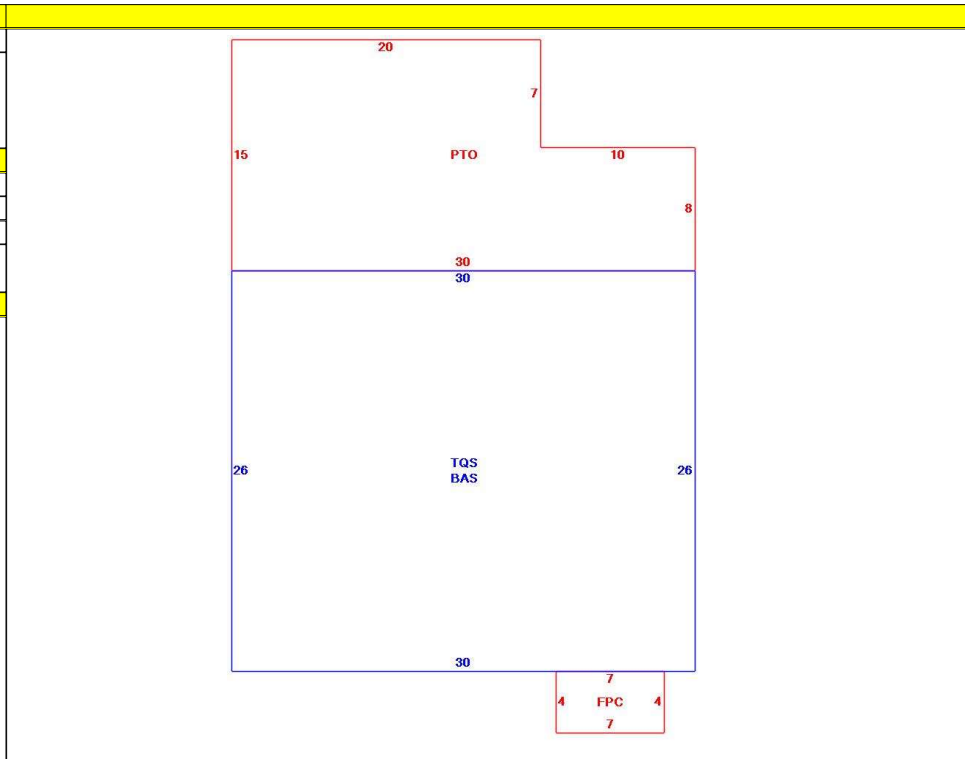
NOTES												VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		

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	SPLI	3	0.520	AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000		1.0000	399,000	207,500	
Total Card Land Units					0.52	AC	Parcel Total Land Area					1.52	Total Land Value					207,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	12	Cedar or Redwd			
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	20	2 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	388,921
Year Built	2004
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	353,900
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
PAT1	Patio- Average	L	380	5.89	2007		88		0.00	1,900
FOPC	Open Prch-roo	B	28	55.00	2010		91		0.00	1,700
FPL2	Fireplace 1.5 s	B	1	6000.00	2010		91		0.00	5,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	780	780	780	302.19	235,710
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
PTO	Patio	0	380	0	0.00	0
TQS	Three Quarter Story	507	780	507	196.42	153,211
Ttl Gross Liv / Lease Area		1,287	1,968	1,287		388,921

