

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FARRELL, CECILIA A & KOWALOFF, A JOHN F FARRELL JR NOMINEE TRU 35A INDIAN HARBOR DRIVE GREENWICH CT 06830						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION	
						RESIDNTL	1010	2,335,300	2,335,300		
						RES LAND	1010	1,716,000	1,716,000		
SUPPLEMENTAL DATA											
Alt Prcl ID			Plan Ref.								
Split Zonin			Land Ct# 15354-128								
BID Parcel			#SR								
ResExpt Q			Life Estate								
#DL 1 LOT 202			PP STATU								
#DL 2											
GIS ID F_953721_2690884			Assoc Pid#								
						Total	4,051,300	4,051,300			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FARRELL, CECILIA A & KOWALOFF, ART		C199202	0	12-27-2012	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FARRELL, JOHN F JR		C198978	0	12-13-2012	U	I	1	1F	2023	1010	2,010,500	2022	1010	1,639,900	2021	1010	1,408,300
FARRELL, JOHN F JR & CECILIA A		C151414	0	12-24-1998	Q	I	475,000	00		1010	1,351,400		1010	1,014,200		1010	1,044,100
OYSTER HARBORS CLUB INC		C151410	0	12-24-1998	U	V	367,000	1								1010	77,200
BLACK, JAMES I III		C130945	0	07-15-1993	U	V	1	A									
						Total	3,361,900	Total	2,654,100	Total	2,529,600						

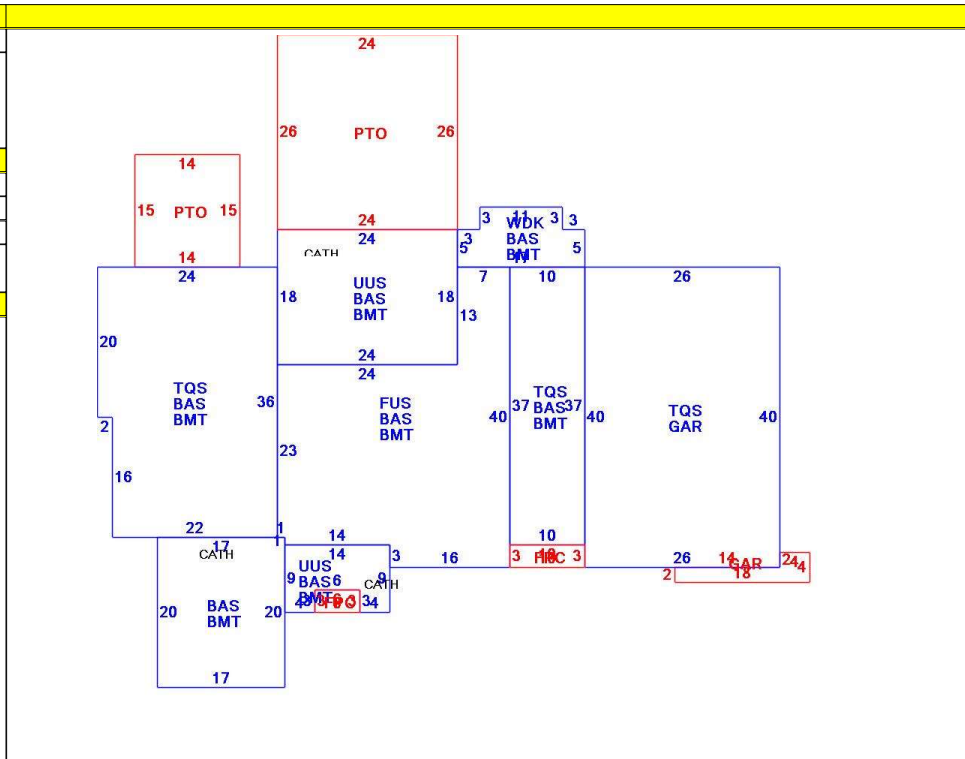
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch						Appraised Bldg. Value (Card)	2,139,100
0117				OSTVIL						Appraised Xf (B) Value (Bldg)	119,000
										Appraised Ob (B) Value (Bldg)	77,200
										Appraised Land Value (Bldg)	1,716,000
										Special Land Value	0
										Total Appraised Parcel Value	4,051,300
										Valuation Method	C
										Total Appraised Parcel Value	4,051,300

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
77554	06-25-2004	AD	Addition	5,120	12-06-2004	100	01-01-2005		10-27-2023	AG	22		22	Change of Address
63478	08-13-2002	SP	Swimming Pool	35,000	04-14-2003	100	01-01-2003		06-12-2020	WD			25	NO TRESPASSING
61446	05-31-2002	FB	Finish Basemen	63,360	04-14-2003	100	01-01-2003		05-24-2017	JR	03		17	ATB Review
52216	03-17-2001	DW	Dwelling	618,110	01-28-2002	100	01-01-2003		08-12-2016	SR	02		03	Cycl Insp Comp
									08-03-2015	JR	03		16	In Office Review
									08-10-2012	RB	03		16	In Office Review
									05-17-2006	PT	04		44	Drive by inspection only

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	0.040	AC 14,250.00	1.00000	1.0000	0	1.00	0117	9.700		1.0000	138,225	5,500
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			1,716,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	X-	Exceptional Mi			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
CONDO DATA					
Roof Structure	03	Gable/Hip	Parcel Id		C
Roof Cover	03	Asph/F Gls/Cmp			B S
Interior Wall 1	03	Plastered	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	02	Oil	Building Value New		2,376,818
Heat Type	04	Hot Air	Year Built		2001
AC Type	03	Central	Effective Year Built		2006
Bedrooms	05	5 Bedrooms	Depreciation Code		A
Full Baths	6		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures			Depreciation %		10
Total Rooms	12		Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		90
Foundation Alt	01	Poured Conc.	RCNLD		2,139,100
Rms Prts			Dep % Ovr		
Bath Split	62	6 Full-2 Half	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	1	7000.00	2008		90		0.00	6,300
WDC	Wood Decking	L	118	20.00	2006		74		0.00	2,800
PATC	Conc Pavers	L	834	15.46	2006		87		0.00	10,300
FOPC	Open Prch-roo	B	48	55.00	2008		90		0.00	2,500
GAR	Attached Gara	B	1,084	40.00	2008		90		0.00	29,800
BMT	Basement-Unfi	B	3,082	26.01	2008		90		0.00	57,700
FPO	Ext FP Openin	B	1	2000.00	2008		90		0.00	1,800
BFA	Bsmt Fin-Avg	B	990	17.36	2008		90		0.00	15,500
SPL3	Pool Gunite	L	544	75.00	2002		66	00	1.00	29,600
SPH2	Pool Heater 50	L	1	3081.00	2002		66		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,082	3,082	3,082	403.94	1,244,928
BMT	Basement Area	0	3,082	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
FUS	Upper Story	882	882	882	403.94	356,271
GAR	Attached Garage	0	1,084	0	0.00	0
PTO	Patio	0	834	0	0.00	0
TQS	Three Quarter Story	1,457	2,242	1,457	262.50	588,533
UUS	Upper Story, Unfinished	0	540	459	343.34	185,406
WDBK	Wood Deck	0	118	0	0.00	0
Ttl Gross Liv / Lease Area		5,421	11,912	5,880		2,375,138



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SUPPLEMENTAL DATA				Total		4,051,300	4,051,300				
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									1010	1,351,400		1010	1,014,200		1010	1,044,100
															1010	77,200
								Total		3,361,900	Total		2,654,100	Total		2,529,600

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0117			OSTVIL

NOTES			

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Exterior Wall 2						Parcel Id		C		Owne	0.0
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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
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						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
GEN1	Large Generat	L	1	29300.00	2002		66		0.00	19,300	
FNP2	FENCE WOO	L	178	23.08	2002		66	C	1.00	2,700	
FNG1	Gate 4'x3'w	L	2	301.53	2002		66	C	1.00	400	
FPL2	Fireplace 1.5 s	B	1	6000.00	2008		90		0.00	5,400	
PATC	Conc Pavers	L	860	15.46	2002		83		0.00	10,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											