

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RITUCCI, ROBERT TR 959 SEA VIEW AVENUE REALTY TRU 24 TARRAGON DRIVE EAST SANDWIC MA 02537		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1090	2,903,100	2,903,100
			6 Septic			RES LAND	1090	8,788,400	8,788,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT B-22 #DL 2 GIS ID F_957503_2684098				Plan Ref. Land Ct# 2664-Y #SR Life Estate PP STATU Assoc Pid#		Total 11,691,500 11,691,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GREENE, THOMAS M & STEPHANIE M		C233994	09-22-2023	Q	I	15,100,000	00	Year	Code	Assessed	Year	Code	Assessed
RITUCCI, ROBERT TR		C165869	07-09-2002	Q	I	8,300,000	00	2023	1090	2,480,500	2022	1090	2,067,500
DINKELOO, CHRISTIAN & CARTER J & DINKELOO, THELMA A ESTATE OF		01P1648	01-09-2002	U	I	0	1A		1090	8,067,000		1090	4,819,600
		C68395	09-08-1976	Q		215,000	U				2021	1090	1,482,400
												1090	4,544,200
												1090	249,000
								Total	10,547,500	Total	6,887,100	Total	6,275,600

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	Batch
WF13				OSTVIL

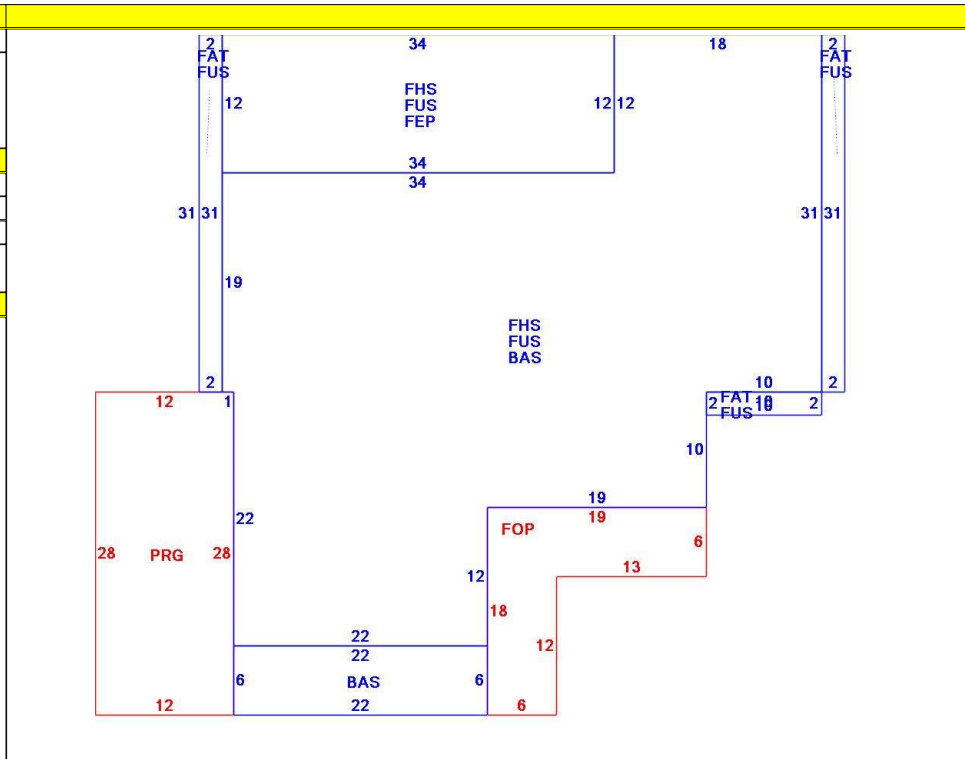
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,612,300
Appraised Xf (B) Value (Bldg)	41,800
Appraised Ob (B) Value (Bldg)	249,000
Appraised Land Value (Bldg)	8,788,400
Special Land Value	0
Total Appraised Parcel Value	11,691,500
Valuation Method	C
Total Appraised Parcel Value	11,691,500

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
19-3437	11-04-2019	811	Demo - Access	15,800	05-21-2020	100	06-30-2020	DEMOLITION REMOVAL OF	01-19-2022	BM	22		22	Change of Address
201002525	06-07-2010	OB	Out Building	25,000	09-20-2010	100	06-30-2011	14X14 GENERATOR SHED W	06-05-2020	WD			FR	Field Review
201000939	03-24-2010	OB	Out Building	95,000	09-20-2010	100	06-30-2011	32 x 32 2STALL HORSE BAR	06-03-2020	SR	02		02	Bldg Permit Completed
78744	08-23-2004	SP	Swimming Pool	60,000	07-15-2005	100	01-01-2005	INGRND POOLW SPA	05-18-2018	KM	02		03	Cycl Insp Comp
75537	03-24-2004	RE	Remodel	117,888	07-15-2005	100	01-01-2005	ADD TO & RENO CARRIAGE	03-08-2016	TR	03		16	In Office Review
71299	09-04-2003	RA	Remodel-Additi	482,080	07-15-2005	100	01-01-2005	LIFT BLDG, EXISTING RENO'	12-29-2010	RB	03		02	Bldg Permit Completed
68481	05-02-2003	OT	Other	50,000	03-16-2003	100	01-01-2003	RENO INTERIOR	09-20-2010	MK	02		52	New Construction

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	WF13	45.000		1.0000	7,935,480	7,935,500
Total Card Land Units					1.00	AC	Parcel Total Land Area					2.33	Total Land Value			7,935,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2.5	2 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	6				
Half Baths	0				
Extra Fixtures					
Total Rooms	16	16 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	10	Brick Ftgs			
Rms Prts					
Bath Split	60	6 Full-0 Half			
CONDO DATA					
Parcel Id		C		Owne	0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		2,548,481			
Year Built		1916			
Effective Year Built		1999			
Depreciation Code		E			
Remodel Rating					
Year Remodeled					
Depreciation %		16			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		84			
RCNLD		2,140,700			
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	1999		84		0.00	11,800
FPO	Ext FP Openin	B	2	2000.00	1999		84		0.00	3,400
SPL3	Pool Gunite	L	792	75.00	2004		70	00	1.00	41,700
GAR4	Det Gar-w/FU	L	780	120.00	2003		84	B	1.32	103,800
GSQT	Guest Quarter	L	242	122.81	2003		84	B	1.32	34,500
WDC	Wood Decking	L	242	20.00	2006		74		0.00	3,900
GEN1	Large Generat	L	1	29300.00	2010		82		0.00	24,000
SHD2	Shed w/Elec	L	196	26.00	2010		82		0.00	4,200
FOP	Open Porch-ro	B	186	55.00	1999		84		0.00	7,200
FEP	Enclosed porc	B	408	70.00	1999		84		0.00	18,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,010	2,010	2,010	454.68	913,907
FAT	Attic, Finished	22	144	22	69.47	10,003
FEP	Enclosed Porch	0	408	0	0.00	0
FHS	Half Story	1,143	2,286	1,143	227.34	519,699
FOP	Open Porch	0	186	0	0.00	0
FUS	Upper Story	2,430	2,430	2,430	454.68	1,104,872
PRG	Pergola	0	336	0	0.00	0
Ttl Gross Liv / Lease Area		5,605	7,800	5,605		2,548,481



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
RITUCCI, ROBERT TR 959 SEA VIEW AVENUE REALTY TRU 24 TARRAGON DRIVE EAST SANDWIC MA 02537		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	
			4 Gas		1 Excel View	RESIDNTL	1090	2,903,100	2,903,100	
			6 Septic			RES LAND	1090	8,788,400	8,788,400	
SUPPLEMENTAL DATA										
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT B-22 #DL 2 GIS ID F_957503_2684098			Plan Ref. Land Ct# 2664-Y #SR Life Estate PP STATU Assoc Pid#		Total		11,691,500	11,691,500

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	Year	Code	Assessed
								2023	1090	2,480,500	2022	1090	2,067,500	2021	1090	1,482,400
									1090	8,067,000		1090	4,819,600		1090	4,544,200
															1090	249,000
								Total		10,547,500	Total		6,887,100	Total		6,275,600

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												

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF13			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

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	06	Conventional									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	2.5	2 1/2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
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	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	09	Pine/Soft Wood				COST / MARKET VALUATION					
Interior Floor 2	12	Hardwood				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	06	6 Bedrooms				Remodel Rating					
Full Baths	6					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	16	16 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105	2					Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	10	Brick Ftgs				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	60	6 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	
PRG1	Pergola-Avg	L	336	18.00	2017		96	C	1.00	5,800	
SPH2	Pool Heater 50	L	1	3081.00	2017		96		0.00	3,000	
PATC	Conc Pavers	L	1,668	15.46	2004		85		0.00	18,300	
FPIT	Fire Pit	L	1	3010.00	2017		98	C	1.00	2,900	
JCZI	Jacuzzi Outsid	L	1	9822.00	2004		70		0.00	6,900	
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				801 FY2024 BARNSTABLE, MA VISION	
RITUCCI, ROBERT TR 959 SEA VIEW AVENUE REALTY TRU 24 TARRAGON DRIVE EAST SANDWIC MA 02537		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas		1 Excel View	RESIDNTL	1090	2,903,100	2,903,100		
			6 Septic			RES LAND	1090	8,788,400	8,788,400		
SUPPLEMENTAL DATA						Total				11,691,500	11,691,500
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT B-22 #DL 2 GIS ID F_957503_2684098			Plan Ref. Land Ct# 2664-Y #SR Life Estate PP STATU Assoc Pid#						

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Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	1090	2,480,500	2022	1090	2,067,500	2021	1090	1,482,400						
	1090	8,067,000		1090	4,819,600		1090	4,544,200						
								249,000						
Total		10,547,500	Total		6,887,100	Total		6,275,600						

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				
WF13				OSTVIL	Appraised Bldg. Value (Card)			2,612,300
					Appraised Xf (B) Value (Bldg)			41,800
					Appraised Ob (B) Value (Bldg)			249,000
					Appraised Land Value (Bldg)			8,788,400
					Special Land Value			0
					Total Appraised Parcel Value			11,691,500
					Valuation Method			C
					Total Appraised Parcel Value			11,691,500

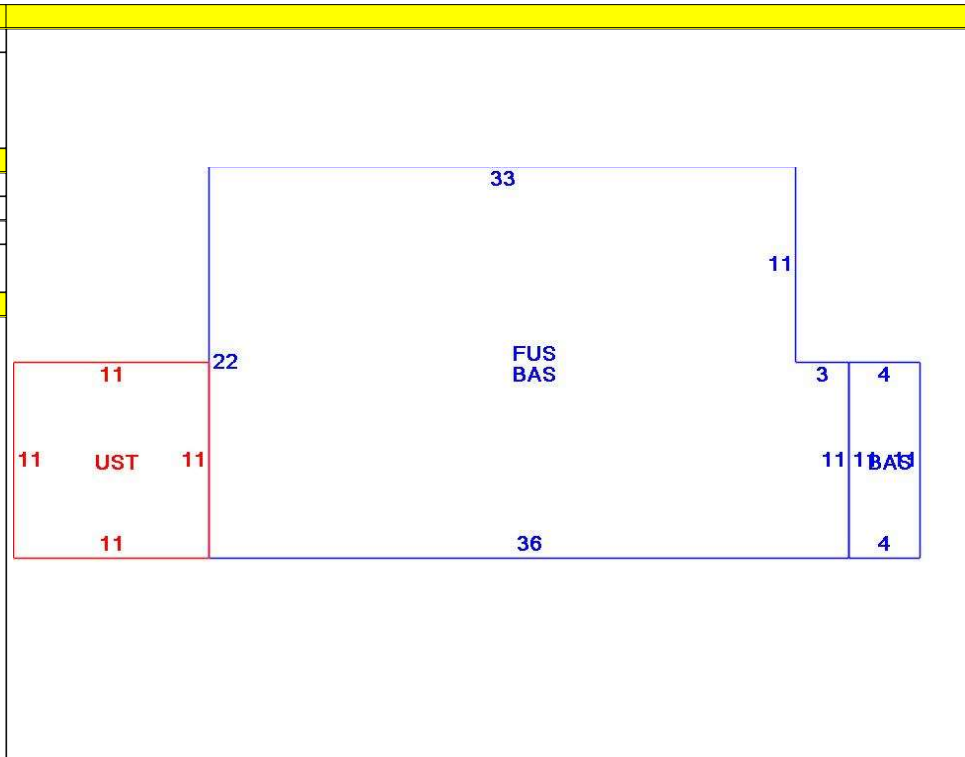
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

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
2	1090	Multi Hses M-01	RF-1	3	1.330 AC	14,250.00	1.00000	1.0000	0	1.00	WF13	45.000		1.0000	641,250	852,900
Total Card Land Units					1.33	AC	Parcel Total Land Area					2.33	Total Land Value			852,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2	2 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	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	00	Typical			
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	646,036
Year Built	1925
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	471,600
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
UST	Utility Storage-	B	121	17.11	1984		73		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	803	803	803	413.60	332,117
FUS	Upper Story	759	759	759	413.60	313,919
UST	Utility Enclosure	0	121	0	0.00	0
Ttl Gross Liv / Lease Area		1,562	1,683	1,562		646,036

