

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
FALCONI, JOHN J & MAUREEN G TR 143 BAYBERRY WAY REALTY TRUST 42 PARKERS GLEN				1	Level	6	Septic	1	Paved	7	Waterfront	Description RESIDNTL RES LAND	Code 1090 1090	Assessed 3,109,800 8,743,500	Assessed 3,109,800 8,743,500
						4	Gas			1	Excel View				
						2	Public Water								
<b>SUPPLEMENTAL DATA</b>															
NEW CANAAN CT 06840				Alt Prcl ID				Plan Ref.				Total 11,853,300 11,853,300			
				Split Zonin				Land Ct# 2664-XIII							
				BID Parcel				#SR							
				ResExpt Q				Life Estate							
				#DL 1 LOT 12				PP STATU							
				#DL 2				Assoc Pid#							
				GIS ID F_958041_2685819											

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)									
FALCONI, JOHN J & MAUREEN G TRS GILL, MICHAEL J TR LEGHORN, RICHARD S & WOODBURN, LEGHORN, RICHARD S LEGHORN, RICHARD S & NANCY C				D126295	0	02-04-2015	U	I			0	1F			2023	1090	2,650,200	2022	1090	2,175,100	2021	1090	1,770,500		
				C200042	0	04-10-2013	U	I	8,000,000	1	1A						1090	8,022,100		1090	4,784,700		1090	4,511,300	
				C157404	0	04-26-2000	U	I		1	1A												1090	162,400	
				C142242	0	10-04-1996	U	I		1	1A														
				Total														10,672,300		Total		6,959,800		Total	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF13			OSTVIL

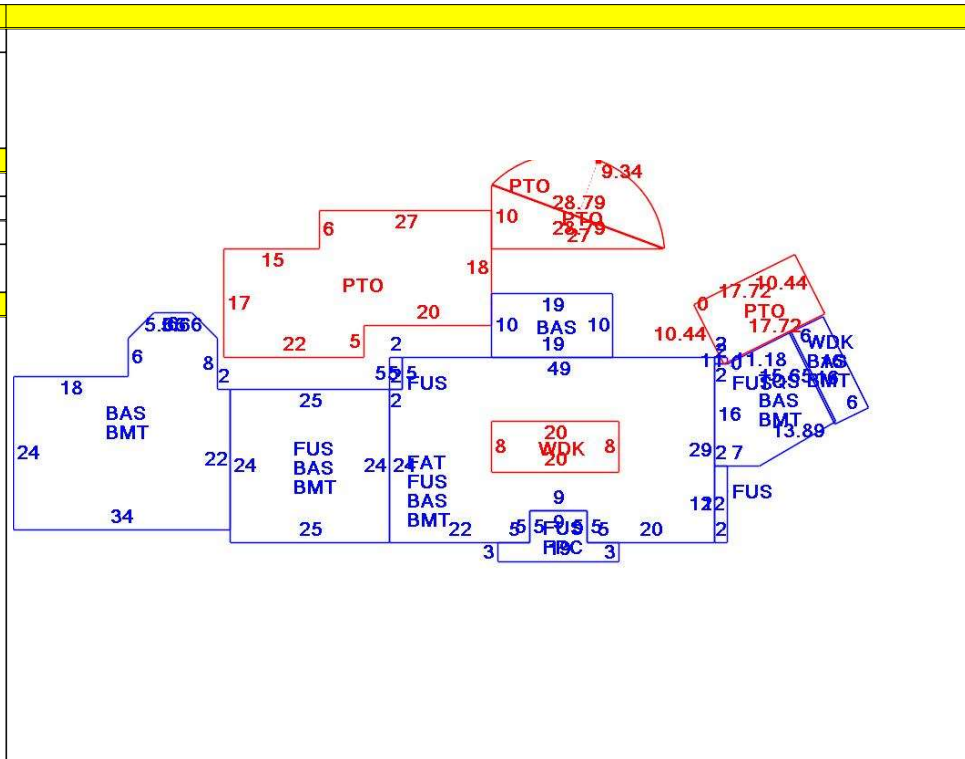
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,839,700
Appraised Xf (B) Value (Bldg)	107,700
Appraised Ob (B) Value (Bldg)	162,400
Appraised Land Value (Bldg)	8,743,500
Special Land Value	0
Total Appraised Parcel Value	11,853,300
Valuation Method	C
Total Appraised Parcel Value	11,853,300

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
BLDR-23-32	04-06-2023	830	Pool - Inground	168,400		0		Installation of 20'x39'; x 40'x#	05-27-2022	BM	22		22	Change of Address
201401718	03-21-2014	GN	Generator	0	05-21-2014	100	06-30-2014	GEN	06-05-2020	WD			FR	Field Review
201304095	07-18-2013	OB	Out Building	250,000	05-21-2014	100	06-30-2014	GUESTHSE 2BDRM	12-08-2015	AL	22		22	Change of Address
201304094	07-18-2013	DE	Demolish	12,000	05-21-2014	100	06-30-2014	DEMO GARAGE & GUEST H	12-08-2015	AL	03		16	In Office Review
201302706	04-29-2013	NS	New Siding	65,000	05-21-2014	100	06-30-2014	RESIDE	07-15-2014	MW	01		02	Bldg Permit Completed
201004794	09-14-2010	NR	New Roof	5,000	06-30-2011	100	06-30-2011	REROOF, STRP OLD SHINGL	09-30-2013	MW	02		13	CALL BACK
13846	03-18-1996	DK	Dock	28,000	07-11-1997	100	01-01-1998	DOCK	08-14-2013	JR	03		20	Sale 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	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					2.26	Total Land Value			7,935,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	15	Quarry Tile			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	7				
Half Baths	1				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	71	7 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New	2,343,549	
			Year Built	1914	
			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	1,968,600	
			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
FPL3	Fireplace 2 sto	B	3	7000.00	1999		84		0.00	17,600
FPO	Ext FP Openin	B	3	2000.00	1999		84		0.00	5,000
FGR3	Garage-Good-	L	576	60.00	1990		71	00	1.00	24,500
DKAV	Dock-Ave	L	1	100000.0	1998		58		0.00	58,000
PATF	Flagstone Pav	L	1,290	30.00	2006		87		0.00	29,300
FOPC	Open Prch-roo	B	102	55.00	1999		84		0.00	4,000
BMT	Basement-Unfi	B	3,329	26.01	1999		84		0.00	57,800
WDC	Wood Decking	L	256	20.00	2007		76		0.00	4,100
GEN1	Large Generat	L	1	29300.00	2014		90		0.00	26,400
STRS	Stairs to Water	L	19	122.52	1998		58	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,519	3,519	3,519	385.96	1,358,193
BMT	Basement Area	0	3,329	0	0.00	0
FAT	Attic, Finished	214	1,424	214	58.00	82,595
FPC	Open Porch Conc. Floor	0	102	0	0.00	0
FUS	Upper Story	2,162	2,162	2,162	385.96	834,446
PTO	Patio	0	1,290	0	0.00	0
TQS	Three Quarter Story	177	273	177	250.24	68,315
WDK	Wood Deck	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		6,072	12,355	6,072		2,343,549



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																							
FALCONI, JOHN J & MAUREEN G TR 143 BAYBERRY WAY REALTY TRUST 42 PARKERS GLEN		1	Level	6	Septic	1	Paved	7	Waterfront	Description RESIDENTL RES LAND	Code 1090 1090	Assessed 3,109,800 8,743,500	Assessed 3,109,800 8,743,500																				
				4	Gas			1	Excel View																								
NEW CANAAN CT 06840		<b>SUPPLEMENTAL DATA</b>										801 FY2024 BARNSTABLE, MA  <b>VISION</b>																					
		Alt Prcl ID					Plan Ref.																										
		Split Zonin					Land Ct# 2664-XIII																										
		BID Parcel					#SR																										
		#DL 1 LOT 12				Life Estate		PP STATU																									
		#DL 2				Assoc Pid#																											
		GIS ID F_958041_2685819								Total		11,853,300	11,853,300																				
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	2,650,200	2022	1090	2,175,100	2021	1090	1,770,500											
															1090	8,022,100		1090	4,784,700		1090	4,511,300											
																						162,400											
														Total		10,672,300	Total		6,959,800	Total		6,444,200											
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																									
Year	Code	Description		Amount	Code	Description	Number											Amount	Comm Int														
								<b>APPRAISED VALUE SUMMARY</b>																									
Total																		Appraised Bldg. Value (Card) 2,839,700															
ASSESSING NEIGHBORHOOD				Appraised Xf (B) Value (Bldg) 107,700																													
Nbhd	Nbhd Name													B		Tracing		Batch															
WF13								OSTVIL																									
NOTES														Appraised Ob (B) Value (Bldg) 162,400																			
														Appraised Land Value (Bldg) 8,743,500																			
														Special Land Value 0																			
														Total Appraised Parcel Value 11,853,300																			
														Valuation Method C																			
														Total Appraised Parcel Value 11,853,300																			
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	03	Colonial									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	2.5	2 1/2 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	15	Quarry Tile				<b>COST / MARKET VALUATION</b>					
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	7					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	12	12 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105	2					Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	02	Conc. Block				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	71	7 Full-1 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	
LDNG	Wood Landing	L	170	33.64	1998		58		0.00	3,300	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
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			
FALCONI, JOHN J & MAUREEN G TR 143 BAYBERRY WAY REALTY TRUST 42 PARKERS GLEN		1	Level	6	Septic	1	Paved	7	Waterfront	Description RESIDNTL RES LAND	Code 1090 1090	Assessed 3,109,800 8,743,500	Assessed 3,109,800 8,743,500
				4	Gas			1	Excel View				
				2	Public Water								
<b>SUPPLEMENTAL DATA</b>													
NEW CANAAN CT 06840		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12 #DL 2 GIS ID F_958041_2685819				Plan Ref. Land Ct# 2664-XIII #SR Life Estate PP STATU Assoc Pid#				<div style="text-align: center;">801 FY2024 BARNSTABLE, MA</div> <div style="font-size: 2em; font-weight: bold; text-align: center;">VISION</div>			
Total													

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FALCONI, JOHN J & MAUREEN G TRS		D126295	0	02-04-2015		U	I			0	1F	Year	Code	Assessed	Year	Code	Assessed				
GILL, MICHAEL J TR		C200042	0	04-10-2013		U	I	8,000,000		1	1A	2023	1090	2,650,200	2022	1090	2,175,100				
LEGHORN, RICHARD S & WOODBURN,		C163399	0	11-14-2001		U	I	1		1A			1090	8,022,100		1090	4,784,700				
LEGHORN, RICHARD S		C157404	0	04-26-2000		U	I	1		1A					1090	162,400					
LEGHORN, RICHARD S & NANCY C		C142242	0	10-04-1996		U	I	1		1A											
Total												10,672,300		Total		6,959,800		Total		6,444,200	

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

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	
2	1090	Multi Hses M-01	RF-1	3	1.260	AC	14,250.00	1.00000	1.0000	0	1.00	WF13	45.000		1.0000	641,250	808,000	
Total Card Land Units					1.26	AC	Parcel Total Land Area					2.26	Total Land Value					808,000

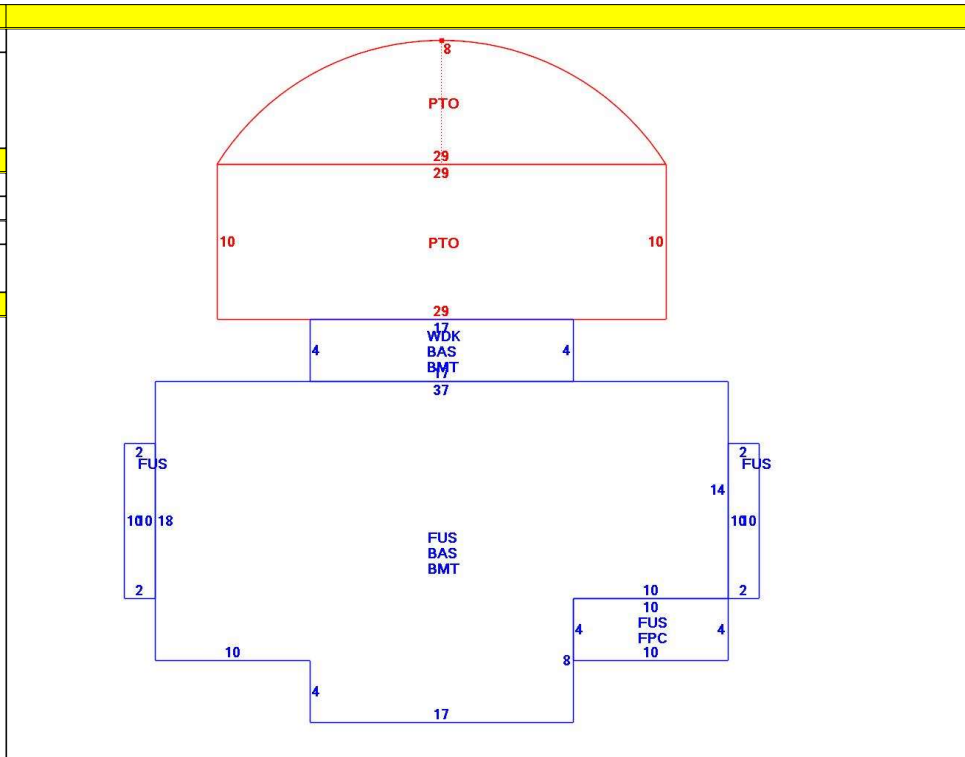
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**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	2,839,700
Appraised Xf (B) Value (Bldg)	107,700
Appraised Ob (B) Value (Bldg)	162,400
Appraised Land Value (Bldg)	8,743,500
Special Land Value	0
<b>Total Appraised Parcel Value</b>	<b>11,853,300</b>
Valuation Method	C
<b>Total Appraised Parcel Value</b>	<b>11,853,300</b>

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	19	Marble			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			916,961		
Year Built		2013			
Effective Year Built		2012			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
RCNLD		871,100			
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
PATF	Flagstone Pav	L	454	30.00	2013		94		0.00	12,500
WDC	Wood Decking	L	68	20.00	2013		88		0.00	2,900
BMT	Basement-Unfi	B	762	26.01	2015		95		0.00	21,000
FOPC	Open Prch-roo	B	40	55.00	2015		95		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	762	762	762	596.98	454,899
BMT	Basement Area	0	762	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
FUS	Upper Story	774	774	774	596.98	462,063
PTO	Patio	0	454	0	0.00	0
WDC	Wood Deck	0	68	0	0.00	0
Ttl Gross Liv / Lease Area		1,536	2,860	1,536		916,962



10/19/2023