

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LEWIN, LEONARD L TR 153 BAY VIEW REALTY TRUST 55 OLD BEDFORD RD., SUITE 302			1 Sloping	2 Public Water	2 Semi-Improve	7 Waterfront	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
			1 Sand Dune	6 Septic			RESIDNTL	1010	5,161,000	5,161,000	
LINCOLN MA 01773			SUPPLEMENTAL DATA				RES LAND	1010	8,257,100	8,257,100	VISION
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 267 #DL 2 GIS ID F_958132_2686114	Plan Ref. Land Ct# 2664-130 #SR Life Estate PP STATU Assoc Pid#	Total		13,418,100	13,418,100			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEWIN, LEONARD L TR	C196970	0	05-01-2012	U	I	8,600,000	1	Year	Code	Assessed	Year	Code	Assessed
VAN MUNCHING, LEO JR & PEGGY	C142705	0	11-15-1996	Q	I	2,450,000	00	2023	1010	4,078,000	2022	1010	3,817,000
BANKART, A TO KANEB P	C132665	0	01-14-1994	Q		158,500	U		1010	7,535,700		1010	4,406,700
BANKART, ALAN J & DIANE K	C122933	0	03-15-1991	Q	I	1,350,000	U					1010	572,200
GRANT, R H JR & HELEN K	C103792	0	10-15-1985	U	I		1	A					
Total								11,613,700		Total		8,223,700	
Total										Total		7,502,800	

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

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
WF13		

NOTES	
This signature acknowledges a visit by a Data Collector or Assessor	
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	4,432,700
Appraised Xf (B) Value (Bldg)	156,100
Appraised Ob (B) Value (Bldg)	572,200
Appraised Land Value (Bldg)	8,257,100
Special Land Value	0
Total Appraised Parcel Value	13,418,100
Valuation Method	C
Total Appraised Parcel Value	13,418,100

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-22-15	01-03-2023	804	Addn Alt-Res	400,000	06-30-2023	100	06-30-2023	Replace front door and sidelite	06-05-2020	WD			FR	Field Review
EXPR-21-2	02-09-2021	835	Sid/Wind/Roof/	16,402	06-30-2021	100	06-30-2021	Replacement of 1 door; no stru	07-07-2017	SR	02		02	Bldg Permit Completed
18-295	01-31-2018	835	Sid/Wind/Roof/	90,000	06-30-2018	100	06-30-2018	re-roof stripping old	07-19-2016	SR	02		13	CALL BACK
201302874	05-17-2013	OB	Out Building	125,000	06-30-2017	100	06-30-2017	POOL HSE W 2ND FLOOR E	07-23-2015	SR	02		13	CALL BACK
201302142	04-05-2013	RE	Remodel	450,000	05-13-2014	100	06-30-2014	NW KIT-RELOCATE POWDE	05-23-2014	MW	06		13	CALL BACK
201206843	12-05-2012	SP	Swimming Pool	161,000	05-13-2014	100	06-30-2014	POOL W HTR,SPA,FNC	08-14-2013	JR	03		20	Sale Review
24033	06-26-1997	DW	Dwelling	1,500,000	09-10-1998	100	06-10-1999	NW DW	07-17-2013	RB	03		13	CALL BACK

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	WF13	45.000	WETLAND		1.0000	7,935,480	7,935,500
1	1010	Single Fam M-0	RF-1	3	0.440	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000			1.0000	2,375	1,000
1	1010	Single Fam M-0	RF-1	3	0.500	AC 14,250.00	1.00000	1.0000	0	1.00	WF13	45.000			1.0000	641,250	320,600
Total Card Land Units					1.94	AC	Parcel Total Land Area					1.94	Total Land Value			8,257,100	

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LEWIN, LEONARD L TR 153 BAY VIEW REALTY TRUST 55 OLD BEDFORD RD., SUITE 302		1 Sloping	2 Public Water	2 Semi-Improve	7 Waterfront	Description	Code	Assessed	Assessed	
		1 Sand Dune	6 Septic			RESIDNTL	1010	5,161,000	5,161,000	
LINCOLN MA 01773		SUPPLEMENTAL DATA				RES LAND	1010	8,257,100	8,257,100	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 267 #DL 2 GIS ID F_958132_2686114		Plan Ref. Land Ct# 2664-130 #SR Life Estate PP STATU Assoc Pid#		Total 13,418,100 13,418,100				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
								Year	Code	Assessed	Year	Code	Assessed
								2023	1010	4,078,000	2022	1010	3,817,000
									1010	7,535,700		1010	4,406,700
											2021	1010	2,775,700
												1010	4,154,900
												1010	572,200
								Total		11,613,700	Total		8,223,700
								Total			Total		7,502,800

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 4,432,700				
Total									Appraised Xf (B) Value (Bldg) 156,100				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 572,200					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 8,257,100					
WF13						OSTVIL		Special Land Value 0					
NOTES								Total Appraised Parcel Value 13,418,100					
								Valuation Method C					
								Total Appraised Parcel Value 13,418,100					

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	07	Modern/Contemp									
Model	01	Residential									
Grade:	X+	Exceptional PI									
Stories	3	3 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	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	6					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	11	11 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	62	6 Full-2 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	
SPH3	Pool Heater 80	L	1	4116.00	2012		86		0.00	3,500	
JCZ1	Jacuzzi Outsid	L	1	9822.00	2012		86		0.00	8,400	
FNC5	FENCE-10'CH	L	352	34.35	1998		58		0.00	7,000	
FNC7	Chain Link Gat	L	2	810.42	1998		58		0.00	900	
PHS3	Pool Hs/Good,	L	1,072	180.00	2013		94	A	1.58	286,600	
BMT1	Basement-Unfi	L	548	28.00	2013		94		0.00	18,200	
PATC	Conc Pavers	L	1,975	15.46	2014		95		0.00	23,800	
PATC	Conc Pavers	L	574	15.46	2014		95		0.00	8,100	
SPC1	Pool Cover-Au	L	988	17.53	2012		86		0.00	14,900	
SPC1	Pool Cover-Au	L	100	17.53	2012		86		0.00	1,500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

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			BID Parcel	ResExpt Q	Life Estate	PP STATU					
			#DL 1	LOT 267							
			#DL 2								
			GIS ID	F_958132_2686114	Assoc Pid#						
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WF13			OSTVIL

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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	240	18.00	2013		88	C	1.00	3,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											