

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHRISTOPHER, MARK M TR 27 WINFIELD LANE REALTY TRUST C/O GOULSTON & STORRS 400 ATLANTIC AVENUE BOSTON MA 02110						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
						RESIDNTL	1010	4,835,400	4,835,400	
						RES LAND	1010	3,140,700	3,140,700	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 & 3A & A1 #DL 2 GIS ID F_959421_2689065				Plan Ref. 113/7 Land Ct# #SR 27 WINFIELD LN Life Estate PP STATU Assoc Pid#				7,976,100	7,976,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHRISTOPHER, MARK M TR		24551 0201	05-14-2010	Q	I	3,065,000	00	Year	Code	Assessed	Year	Code	Assessed
KOZLOFF, PAUL J		10483 0234	11-15-1996	Q	I	1,600,000	00	2023	1010	32,000	2022	1010	1,344,800
DEPASQUA, ROBERT J&VIRGINIA		9301 0292	07-15-1994	Q	I	859,000	U		1010	2,530,800		1010	2,161,700
OCONNOR, JAMES P JR TR		7434 0143	02-15-1991	U	I	1	A					1010	45,900
OCONNOR, JAMES P JR		7316 0253	10-15-1990	U	I	1	A	Total		2,562,800	Total		3,506,500
								Total			Total		3,325,700

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

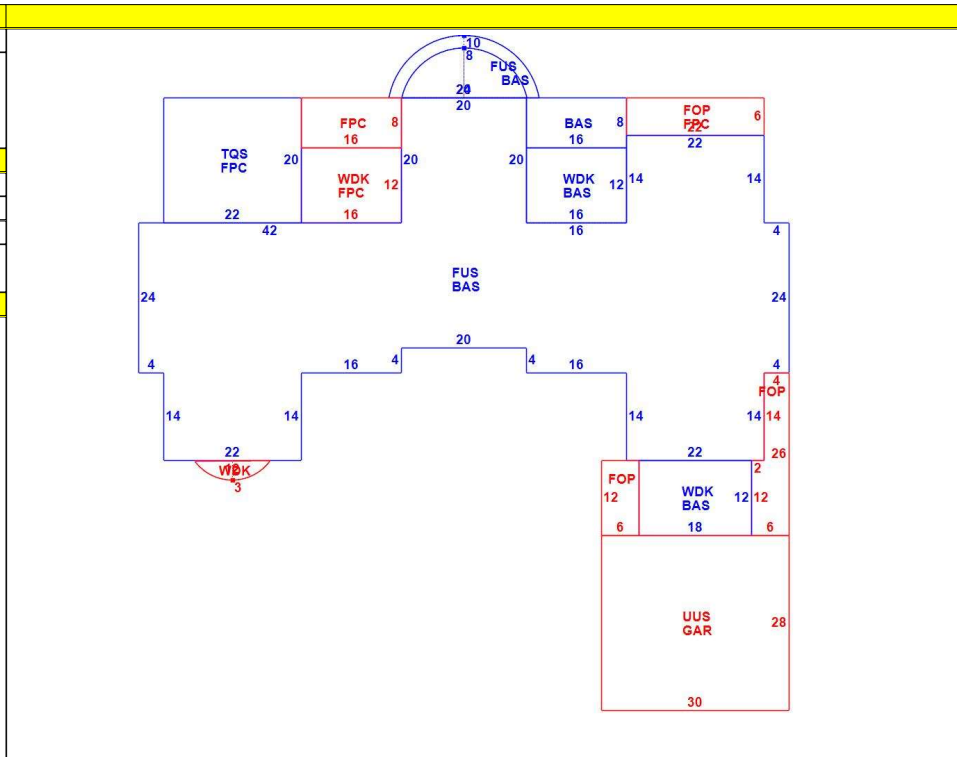
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0121			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			4,744,500
Appraised Xf (B) Value (Bldg)			84,000
Appraised Ob (B) Value (Bldg)			6,900
Appraised Land Value (Bldg)			3,140,700
Special Land Value			0
Total Appraised Parcel Value			7,976,100
Valuation Method			C
Total Appraised Parcel Value			7,976,100

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-21-14	12-17-2021	824	New Cons1-2fa	4,000,000	05-18-2023	60		New structure with a 8439sf H	05-18-2023	SR	01	6	13	CALL BACK
BLDR-21-14	11-23-2021	810	Demolition	25,000	05-03-2022	100	06-30-2022	Complete demolition of Existin	06-30-2022	SR	02		13	CALL BACK
87917	10-26-2005	RE	Remodel	80	04-04-2006	100	01-01-2006		05-03-2022	CK	02		13	CALL BACK
85967	08-09-2005	GN	Generator	0	06-30-2013	100	06-30-2013	GENERATOR						
42951	12-08-1999	RA	Remodel-Additi	52,000	05-15-2000	100	01-01-2001							
B37409	01-01-1995	DW	Dwelling	650,000	01-15-1996	100	06-30-1996	OS 2 STOR						
B37302	12-01-1994	DE	Demolish	0	01-15-1996	100	06-30-1996	OS						

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	0121	17.000		1.0000	2,997,848	2,997,800
1	1010	Single Fam M-0	RF-1	3	0.590	AC 14,250.00	1.00000	1.0000	0	1.00	0121	17.000		1.0000	242,250	142,900
Total Card Land Units					1.59	AC	Parcel Total Land Area					1.59	Total Land Value			3,140,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	S	Superior			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	02	Minimum/Plywd			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		7,907,457
			Year Built		2022
			Effective Year Built		2019
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		0
			Depreciation %		
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		UC
			Condition %		60
			Percent Good		60
			RCNLD		4,744,500
			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
GAR	Attached Gara	B	840	40.00			60		0.00	16,200
FOP	Open Porch-ro	B	332	55.00			60		0.00	7,800
FPL3	Fireplace 2 sto	B	1	7000.00			60		0.00	4,200
FPLG	Gas Fireplace-	B	2	2500.00			60		0.00	3,000
ELEV	Elevator-Res-	B	1	56058.00			60		0.00	33,600
FOPC	Open Prch-roo	B	892	55.00			60		0.00	19,200
WDC	Wood Decking	L	625	20.00	2022		60		0.00	6,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,456	4,456	4,456	848.90	3,782,676
FOP	Open Porch	0	332	0	0.00	0
FPC	Open Porch Conc. Floor	0	892	0	0.00	0
FUS	Upper Story	3,859	3,859	3,859	848.90	3,275,886
GAR	Attached Garage	0	840	0	0.00	0
TQS	Three Quarter Story	286	440	286	551.78	242,784
UUS	Upper Story, Unfinished	0	840	714	721.56	606,111
WDK	Wood Deck	0	625	0	0.00	0
Ttl Gross Liv / Lease Area		8,601	12,284	9,315		7,907,457

