

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION |
|---|--|---------|----------------|---|----------|--------------------|------|-----------|-----------|--|
| TABOR, STANLEY & NATHALIE 19 CHANNING ROAD BROOKLINE MA 02445 | | 1 Level | 6 Septic | 1 Paved | | Description | Code | Assessed | Assessed | |
| | | | 4 Gas | | | RESIDNTL | 1010 | 1,149,600 | 1,149,600 | |
| | | | 2 Public Water | | | RES LAND | 1010 | 1,213,200 | 1,213,200 | |
| SUPPLEMENTAL DATA | | | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 1 #DL 2 | | | | Plan Ref. 673/80 Land Ct# #SR Life Estate PP STATU A:Active | | Total | | 2,362,800 | 2,362,800 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|-------------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|-----------|-------|------|-----------|
| TABOR, STANLEY & NATHALIE | | 35267 235 | 07-25-2022 | Q | I | 2,200,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| WELCH, LAUREL TR | | 35267 224 | 02-15-2022 | U | I | 0 | 1F | 2023 | 1010 | 907,800 | 2022 | 1010 | 838,400 |
| WELCH, WILLIAM R & LAUREL TRS | | 33437 0077 | 11-04-2020 | U | I | 1 | 1F | | 1010 | 978,600 | | 1010 | 863,000 |
| WELCH, WILLIAM R & LAUREL | | 31311 0025 | 06-01-2018 | U | I | 100 | 1F | | | | | 1010 | 29,400 |
| WELCH, WILLIAM R & LAUREL | | 19201 0120 | 11-01-2004 | U | I | 1 | 1A | Total | | 1,886,400 | Total | | 1,701,400 |
| | | | | | | | | Total | | | Total | | 1,585,600 |

| 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 | | | |
| 2024 | N5C | NO RESIDENTIAL EXEMPTION | 0.00 | | | | | | Appraised Bldg. Value (Card) 1,030,000 | | | |
| Total | | | 0.00 | | | | | | Appraised Xf (B) Value (Bldg) 90,200 | | | |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|-----------------|
| Nbhd | Nbhd Name | B | Tracing |
| 0116 | | | Batch OSTVIL |

| NOTES | | | |
|--|--|--|--|
| <p>Appraised Land Value (Bldg) 1,213,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 2,362,800</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 2,362,800</p> | | | |

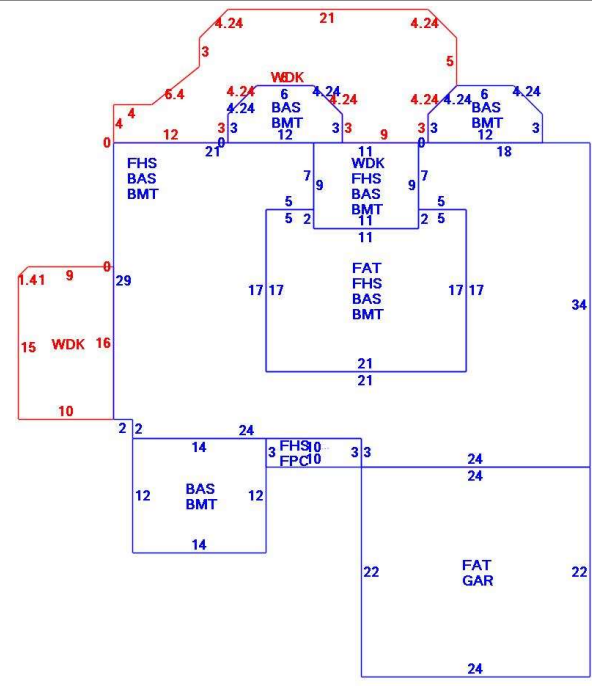
| BUILDING PERMIT RECORD | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|------------------|---------|------------|--------|------------|------------------------------|------------------------|----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| BLDR-22-12 | 10-24-2022 | 880 | Alt-Int work-Res | 200,000 | 05-22-2023 | 100 | 06-30-2023 | Remodel existing kitchen and | 05-22-2023 | SR | 01 | | 02 | Bldg Permit Completed |
| EXPR-21-1 | 11-03-2021 | 835 | Sid/Wind/Roof/ | 7,810 | 06-30-2022 | 100 | 06-30-2022 | Replace 1 window existing wo | 03-02-2023 | LH | 03 | | 16 | In Office Review |
| 89753 | 01-13-2006 | NR | New Roof | 14,200 | 01-15-2006 | 100 | 06-30-2006 | | 05-29-2020 | WD | | | FR | Field Review |
| 80007 | 10-19-2004 | OB | Out Building | 2,700 | 07-01-2005 | 100 | 01-01-2005 | TOWER | 12-19-2019 | SR | 02 | | 03 | Cycl Insp Comp |
| 50200 | 11-28-2000 | AD | Addition | 25,000 | 01-01-2001 | 100 | 01-01-2002 | ADD 3RD FL BATH & BEDRM | 05-20-2019 | RB | 03 | | 16 | In Office Review |
| B35522 | 11-01-1992 | DW | Dwelling | 220,000 | 01-15-1994 | 100 | 06-30-1994 | | 03-19-2015 | JR | 03 | | 03 | Cycl Insp Comp |
| B35391 | 09-01-1992 | DE | Demolish | 0 | 01-15-1993 | 100 | 06-30-1993 | | 08-13-2012 | RB | 03 | | 16 | In Office 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 | 1010 | Single Fam M-0 | RC | 3 | 0.720 AC | 176,344.00 | 1.34577 | 1.0000 | 5 | 1.00 | 0116 | 7.100 | ABUTS GOLF COURSE | | 1.0000 | 1,684,966 |
| Total Card Land Units | | | | | 0.72 | AC | Parcel Total Land Area | | | | | 0.72 | Total Land Value | | | 1,213,200 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 07 | Modern/Contemp | | | |
| Model | 01 | Residential | | | |
| Grade: | A | Luxury | | | |
| Stories | 1.75 | 1 3/4 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 | 03 | Plastered | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 05 | 5 Bedrooms | | | |
| Full Baths | 3 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 8 | 8 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 31 | 3 Full-1 Half | | | |
| | | | Building Value New | | |
| | | | 1,183,944 | | |
| | | | Year Built | | |
| | | | 1993 | | |
| | | | Effective Year Built | | |
| | | | 2002 | | |
| | | | Depreciation Code | | |
| | | | A | | |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | 13 | | |
| | | | Depreciation % | | |
| | | | 0 | | |
| | | | Functional Obsol | | |
| | | | 0 | | |
| | | | External Obsol | | |
| | | | 0 | | |
| | | | Trend Factor | | |
| | | | 1 | | |
| | | | Condition | | |
| | | | Condition % | | |
| | | | 87 | | |
| | | | Percent Good | | |
| | | | 1,030,000 | | |
| | | | RCNLD | | |
| | | | Dep % Ovr | | |
| | | | Dep Ovr Comment | | |
| | | | Misc Imp Ovr | | |
| | | | Misc Imp Ovr Comment | | |
| | | | Cost to Cure Ovr | | |
| | | | Cost to Cure Ovr Comment | | |

| CONDO DATA | | | | |
|-------------|------|-------------|---------|----------|
| Parcel Id | | C | | Owne 0.0 |
| Adjust Type | Code | Description | Factor% | |
| Condo Flr | | | | |
| Condo Unit | | | | |

| COST / MARKET VALUATION | | | | |
|--------------------------|--|--|--|--|
| Building Value New | | | | |
| 1,183,944 | | | | |
| Year Built | | | | |
| 1993 | | | | |
| Effective Year Built | | | | |
| 2002 | | | | |
| Depreciation Code | | | | |
| A | | | | |
| Remodel Rating | | | | |
| Year Remodeled | | | | |
| 13 | | | | |
| Depreciation % | | | | |
| 0 | | | | |
| Functional Obsol | | | | |
| 0 | | | | |
| External Obsol | | | | |
| 0 | | | | |
| Trend Factor | | | | |
| 1 | | | | |
| Condition | | | | |
| Condition % | | | | |
| 87 | | | | |
| Percent Good | | | | |
| 1,030,000 | | | | |
| RCNLD | | | | |
| 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 |
| BRN2 | Barn w bmt | L | 660 | 55.82 | 1950 | | 31 | 00 | 1.00 | 11,400 |
| FPL2 | Fireplace 1.5 s | B | 1 | 6000.00 | 2004 | | 87 | | 0.00 | 5,200 |
| BFA1 | Bsmt Fin-Goo | B | 950 | 32.56 | 2004 | | 87 | | 0.00 | 26,900 |
| WDC | Deck comp w | L | 597 | 28.00 | 2009 | | 80 | | 0.00 | 12,400 |
| GAR | Attached Gara | B | 528 | 40.00 | 2004 | | 87 | | 0.00 | 16,700 |
| BMT | Basement-Unfi | B | 1,912 | 26.01 | 2004 | | 87 | | 0.00 | 37,500 |
| FOPC | Open Prch-roo | B | 30 | 55.00 | 2004 | | 87 | | 0.00 | 1,700 |
| FPLG | Gas Fireplace- | B | 1 | 2500.00 | 2004 | | 87 | | 0.00 | 2,200 |
| GEN | Emergency Ge | L | 1 | 5550.00 | 2019 | | 100 | | 0.00 | 5,600 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,912 | 1,912 | 1,912 | 413.24 | 790,123 |
| BMT | Basement Area | 0 | 1,912 | 0 | 0.00 | 0 |
| FAT | Attic, Finished | 129 | 863 | 129 | 61.77 | 53,308 |
| FHS | Half Story | 824 | 1,648 | 824 | 206.62 | 340,513 |
| FPC | Open Porch Conc. Floor | 0 | 30 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 528 | 0 | 0.00 | 0 |
| WDK | Wood Deck | 0 | 598 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 2,865 | 7,491 | 2,865 | | 1,183,944 |

