

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
WILBURN, MARILYN C & CHASE, PHI COZY COTTAGE II TRUST 720 MAIN STREET HINGHAM MA 02043		1 Sloping	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1090	620,400	620,400	
			2 Public Water			RES LAND	1090	1,010,900	1,010,900	
SUPPLEMENTAL DATA										
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 12 & 13 #DL 2 GIS ID F_963713_2687402			Plan Ref. 4/33 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,631,300	1,631,300

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	Year	Code	Assessed	Year	Code	Assessed
2023	1090	535,400	2022	1090	427,600	2021	1090	337,000						
	1090	919,000		1090	497,500		1090	481,800						
							1090	27,400						
		Total		1,454,400		Total		925,100		Total		846,200		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int						
			Total				0.00							

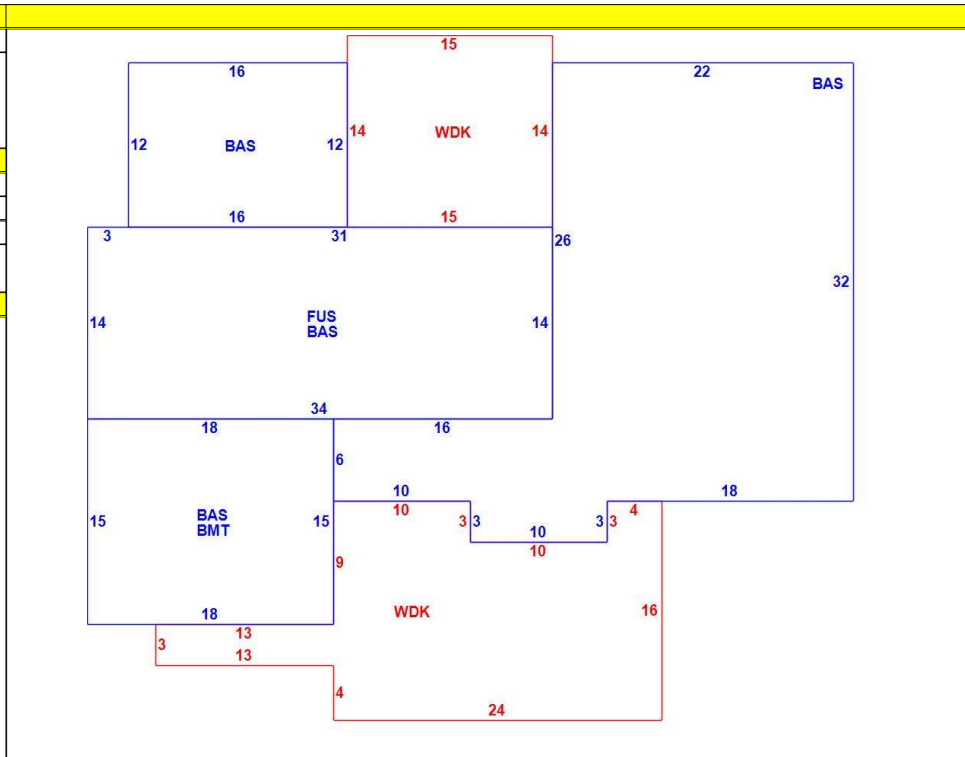
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0114				OSTVIL						

NOTES											APPRAISED VALUE SUMMARY				
											Appraised Bldg. Value (Card)				573,500
											Appraised Xf (B) Value (Bldg)				19,500
											Appraised Ob (B) Value (Bldg)				27,400
											Appraised Land Value (Bldg)				1,010,900
											Special Land Value				0
											Total Appraised Parcel Value				1,631,300
											Valuation Method				C
											Total Appraised Parcel Value				1,631,300

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	
20062619	09-19-2006	AD	Addition	125,000	07-14-2008	100	06-30-2008		12-04-2020	CK	22		22	Change of Address	
									06-03-2020	WD			FR	Field Review	
									10-07-2016	KM	02		03	Cycl Insp Comp	
									07-28-2008	JG	03		16	In Office Review	
									07-14-2008	MK	02		01	Meas/Est	
									06-17-2008	JG	03		16	In Office Review	
									04-03-2007	PT	04		44	Drive by inspection only	

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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0114	6.500		1.0000	2,246,428	1,010,900	
					Total Card Land Units	0.45	AC	Parcel Total Land Area					0.45				Total Land Value	1,010,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
CONDO DATA					
Parcel Id		C		Owne	0.0
			B		S
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			COST / MARKET VALUATION		
			Building Value New	672,960	
			Year Built	1900	
			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	491,300	
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1984		73		0.00	4,400
FGR2	Garage- Avg-	L	576	50.00	1980		61	00	1.00	17,600
WDC	Wood Decking	L	210	20.00	1996		54		0.00	2,600
BMT	Basement-Unfi	B	270	26.01	1984		73		0.00	8,500
WDC	Wood Deck w/	L	393	18.00	2016		94		0.00	6,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,768	1,768	1,768	299.89	530,211
BMT	Basement Area	0	270	0	0.00	0
FUS	Upper Story	476	476	476	299.89	142,749
WDK	Wood Deck	0	603	0	0.00	0
Ttl Gross Liv / Lease Area		2,244	3,117	2,244		672,960



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
WILBURN, MARILYN C & CHASE, PHI COZY COTTAGE II TRUST 720 MAIN STREET HINGHAM MA 02043		1 Sloping	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1090	620,400	620,400	
			2 Public Water			RES LAND	1090	1,010,900	1,010,900	
SUPPLEMENTAL DATA										
		Alt Prcl ID		Plan Ref. 4/33						
		Split Zonin		Land Ct#						
		BID Parcel		#SR						
		ResExpt Q		Life Estate						
		#DL 1 LOTS 12 & 13		PP STATU						
		#DL 2		Assoc Pid#						
		GIS ID F_963713_2687402								
							Total	1,631,300	1,631,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILBURN, MARILYN C & CHASE, PHILIP		35349 039	09-07-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
CHASE, PHILIP L ET AL		32325 0154	09-25-2019	U	I	1	1F	2023	1090	535,400	2022	1090	427,600
WILBURN, MARILYN C & CHASE, PHILIP		6741 0041	05-15-1989	Q	I	180,000	U		1090	919,000		1090	497,500
CHASE, HARRY C & BARBARA		1340 0103	06-30-1966	U		0						1090	27,400
							Total	1,454,400	Total	925,100	Total	846,200	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0114				OSTVIL	Appraised Bldg. Value (Card)	573,500	
					Appraised Xf (B) Value (Bldg)	19,500	
					Appraised Ob (B) Value (Bldg)	27,400	
					Appraised Land Value (Bldg)	1,010,900	
					Special Land Value	0	
					Total Appraised Parcel Value	1,631,300	
					Valuation Method	C	
					Total Appraised Parcel Value	1,631,300	

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

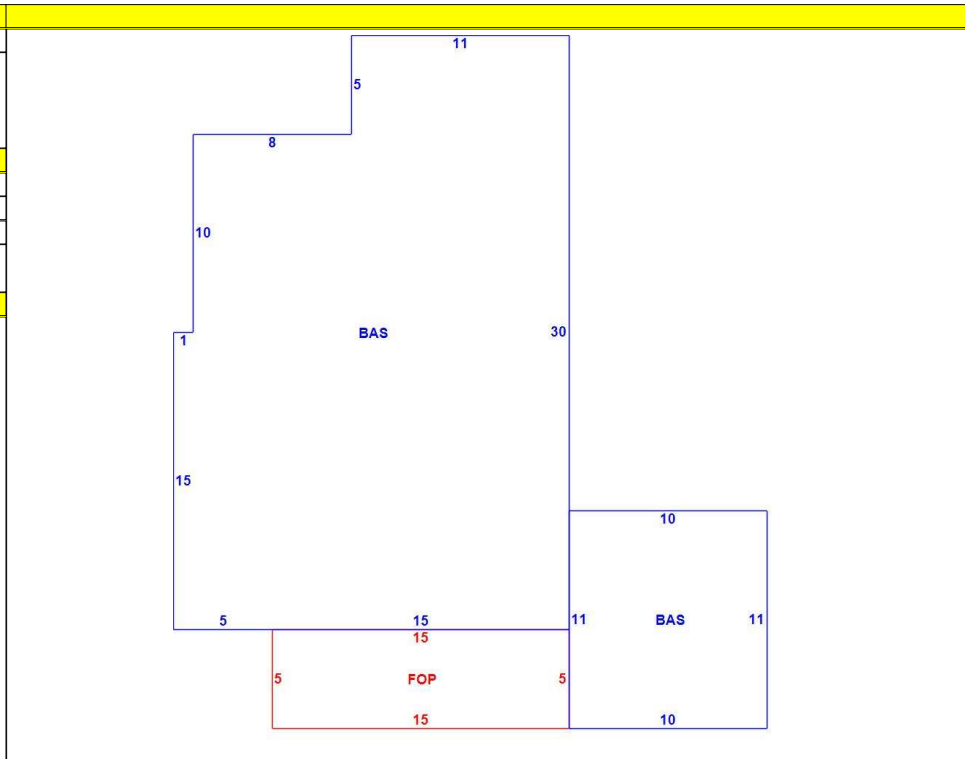
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				

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	0 SF	0.00	1.00000	1.0000	5	1.00	0114	6.500		0.0000	0	0		
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.45	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	D+	Below Average			
Stories	1	1 Story			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	01	None			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	06	Piers			
Rms Prts					
Bath Split	10	1 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	119,085
Year Built	1900
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	82,200
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
FOP	Open Porch-ro	B	75	55.00	1979		69		0.00	3,100
FPL1	Fireplace 1 sto	B	1	5000.00	1979		69		0.00	3,500
SHED	Shed	L	45	18.00	2016		94		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	655	655	655	181.81	119,085
FOP	Open Porch	0	75	0	0.00	0
Ttl Gross Liv / Lease Area		655	730	655		119,085

