

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
95 WIANNO CIRCLE LLC								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
230 MONSEN ROAD								RESIDENTL	1010	725,500	725,500		
CONCORD MA 01742								RES LAND	1010	819,400	819,400		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct# 2664-83							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1 LOT 111						PP STATU A:Active							
#DL 2						Assoc Pid#							
GIS ID F_962419_2688948						Total						1,544,900	1,544,900

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
95 WIANNO CIRCLE LLC				C224692	0	12-10-2020	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
RODDAY, MEREDITH & TYLER ET AL				C224257	0	10-30-2020	Q	I	995,000	00	2023	1010	648,500	2022	1010	541,200
WHITMAN, SYLVIA L & LEWIS L TRS				C207465	0	09-25-2015	U	I	1	1F		1010	677,200		1010	441,400
WHITMAN, LEWIS L & SYLVIA L				C57104	0	12-11-1972	Q		12,500	U					1010	2,800
Total											1,325,700	Total	982,600	Total	823,600	

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

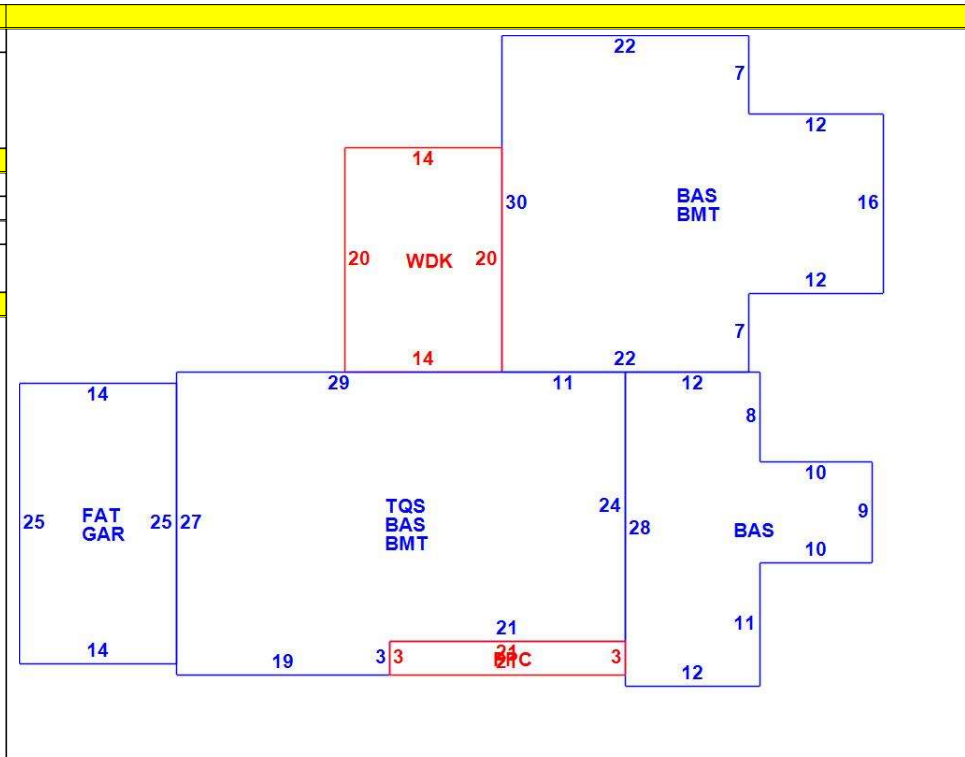
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			667,900
Appraised Xf (B) Value (Bldg)			54,800
Appraised Ob (B) Value (Bldg)			2,800
Appraised Land Value (Bldg)			819,400
Special Land Value			0
Total Appraised Parcel Value			1,544,900
Valuation Method			C
Total Appraised Parcel Value			1,544,900

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
TB-20-3579	12-17-2020	804	Addn Alt-Res	75,000	06-30-2021	100	06-30-2021	Removal of existing kitchen an	03-23-2023	CK	22		22	Change of Address
19-4216	12-26-2019	880	Alt-Int work-Res	24,000	02-26-2020	100	06-30-2020	CREATION OF 2ND FLOOR	04-09-2021	SR	01		02	Bldg Permit Completed
19-2309	08-05-2019	880	Alt-Int work-Res	1	02-26-2020	100	06-30-2020	Creation of fifth bedroom upgr	06-03-2020	WD			FR	Field Review
16-2430	08-24-2016	822	Insulation	5,989	02-26-2020	100	06-30-2020	insulation	06-02-2020	SR	01		02	Bldg Permit Completed
64079	09-30-2002	AD	Addition	25,000	04-07-2003	100	01-01-2003	ATTACHED GAR	11-21-2016	KM	02		03	Cycl Insp Comp
57841	12-19-2001	AD	Addition	90,432	04-07-2003	100	01-01-2003	FAM RM, STUDY, DECK	09-25-2015	AL	03		16	In Office Review
B28654	11-01-1985	AD	Addition	35,000	03-15-1986	100	12-31-1986	OS 2ND FL	05-04-2015	JR	03		03	Cycl Insp Comp

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	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0112	5.500		1.0000	3,277,441	819,400
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			819,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	4				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	11	11 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		767,704
			Year Built		1973
			Effective Year Built		2002
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		13
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		87
			RCNLD		667,900
			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
FPLG	Gas Fireplace-	B	1	2500.00	1994		87		0.00	2,200
WDC	Wood Deck w/	L	280	18.00	1996		54		0.00	2,800
FOPC	Open Prch-roo	B	63	55.00	1994		87		0.00	2,900
GAR	Attached Gara	B	350	40.00	1994		87		0.00	12,900
BMT	Basement-Unfi	B	1,869	26.01	1994		87		0.00	36,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,295	2,295	2,295	254.55	584,195
BMT	Basement Area	0	1,869	0	0.00	0
FAT	Attic, Finished	53	350	53	38.55	13,491
FPC	Open Porch Conc. Floor	0	63	0	0.00	0
GAR	Attached Garage	0	350	0	0.00	0
TQS	Three Quarter Story	661	1,017	661	165.45	168,258
WDC	Wood Deck	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		3,009	6,224	3,009		765,944

