

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | |
|---|--|--|----------------|--|----------|--------------------|------|----------|----------|--|-----------|
| BRIANSKY, RICHARD E & SHARON S 24 KODAYA ROAD WABAN MA 02468-2306 | | 1 Level | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed | | |
| | | | 4 Gas | | | RESIDNTL | 1010 | 795,400 | 795,400 | | |
| | | | 6 Septic | | | RES LAND | 1010 | 830,200 | 830,200 | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 1,625,600 | 1,625,600 |
| | | Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 138 #DL 2 GIS ID F_962685_2689088 | | Plan Ref. Land Ct# 2664-83 (SH 1) #SR Life Estate PP STATU Assoc Pid# | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|----------------------------------|--|-------------|-----------|------------|-----|-----------|---------|--------------------------------|-------|-----------|----------|-----------|-------|----------|------|------|----------|
| BRIANSKY, RICHARD E & SHARON S | | C198208 | 0 | 09-18-2012 | Q | I | 695,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| COCHRAN, STEPHEN R & KATHERINE K | | C174395 | 0 | 09-15-2004 | Q | I | 825,000 | 00 | 2023 | 1010 | 722,100 | 2022 | 1010 | 620,500 | 2021 | 1010 | 414,100 |
| WELLS, RICHARD N & BETTYLOU W | | C48020 | 0 | 03-06-1970 | U | | 0 | | | 1010 | 686,100 | | 1010 | 447,200 | | 1010 | 406,600 |
| | | | | | | | | | Total | 1,408,200 | Total | 1,067,700 | Total | 903,600 | | | |

| 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 | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0112 | | | OSTVIL |

| NOTES | | | | | | | | | | APPRAISED VALUE SUMMARY | | | |
|-------|--|--|--|--|--|--|--|--|--|-------------------------------|-----------|--|--|
| | | | | | | | | | | Appraised Bldg. Value (Card) | 631,200 | | |
| | | | | | | | | | | Appraised Xf (B) Value (Bldg) | 79,400 | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | 84,800 | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | 830,200 | | |
| | | | | | | | | | | Special Land Value | 0 | | |
| | | | | | | | | | | Total Appraised Parcel Value | 1,625,600 | | |
| | | | | | | | | | | Valuation Method | C | | |
| | | | | | | | | | | Total Appraised Parcel Value | 1,625,600 | | |

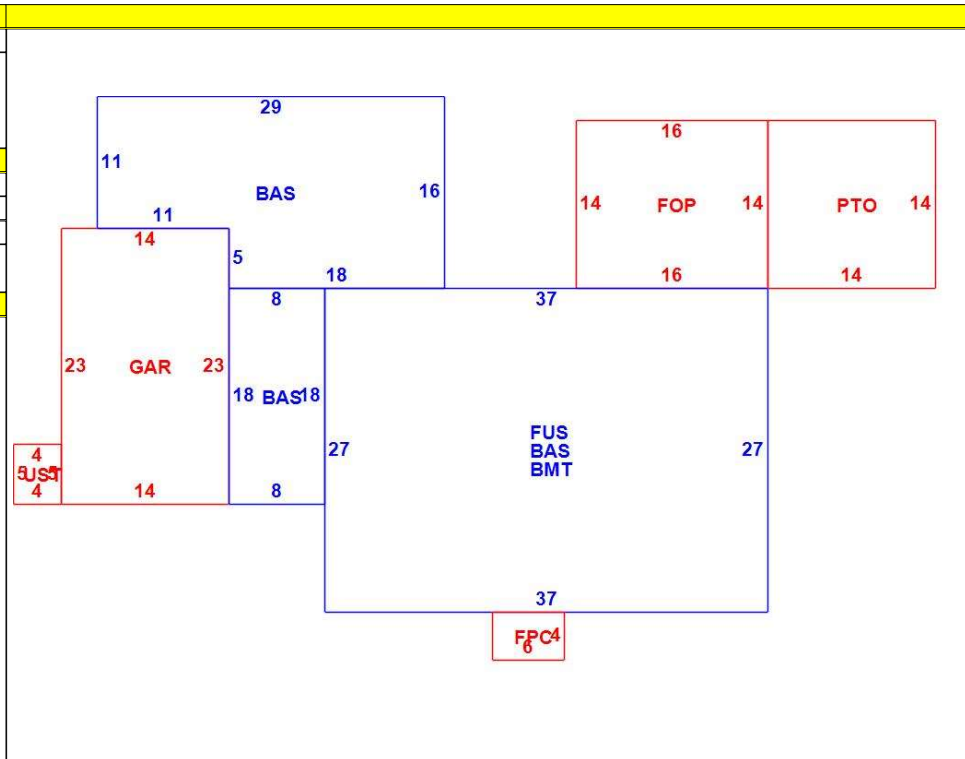
| BUILDING PERMIT RECORD | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|----------------|---------|------------|--------|------------|----------------------------------|------------------------|----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| 20-2097 | 08-28-2020 | 804 | Addn Alt-Res | 110,000 | 04-09-2021 | 100 | 06-30-2021 | Add dog house dormers to the | 04-09-2021 | SR | 02 | | 02 | Bldg Permit Completed |
| 16-3118 | 10-21-2016 | 835 | Sid/Wind/Roof/ | 45,000 | 04-13-2017 | 100 | 06-30-2017 | re-roof - reside, repl 7 windows | 06-03-2020 | WD | | | FR | Field Review |
| 16-887 | 04-20-2016 | 804 | Addn Alt-Res | 35,000 | 04-13-2017 | 100 | 06-30-2017 | Construction of a New Covere | 05-03-2017 | JR | 02 | | 02 | Bldg Permit Completed |
| 201505864 | 09-23-2015 | SP | Swimming Pool | 64,000 | 04-08-2016 | 100 | 06-30-2016 | POOL INGROUND SWIMMIN | 04-25-2016 | SR | 02 | | 02 | Bldg Permit Completed |
| 201306715 | 10-02-2013 | RA | Remodel-Additi | 160,000 | 02-20-2014 | 100 | 06-30-2014 | REBLD SUNRM ADD 6' TO RI | 08-29-2014 | JR | 03 | | 16 | In Office Review |
| 201301727 | 03-22-2013 | RE | Remodel | 8,000 | 12-12-2013 | 100 | 06-30-2014 | RENO FLRS/2 BTHS-REMOV | 02-27-2014 | MW | 02 | | 02 | Bldg Permit Completed |
| 201300292 | 01-14-2013 | WR | Withdrawn | 63,000 | 12-12-2013 | 0 | | WITHDRAWN-EXPAND KIT-N | 01-14-2014 | MW | 02 | | 02 | Bldg Permit Completed |

| 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 | 0.310 | AC | 176,344.00 | 2.76107 | 1.0000 | 5 | 1.00 | 0112 | 5.500 | | 1.0000 | 2,677,942 | 830,200 |
| Total Card Land Units | | | | | 0.31 | AC | Parcel Total Land Area | | | | | 0.31 | Total Land Value | | | 830,200 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | C+ | Average Plus | | | |
| Stories | 2 | 2 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 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 3 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 8 | | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 08 | Mixed | | | |
| Rms Prts | | | | | |
| Bath Split | 31 | 3 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 | 671,444 |
| Year Built | 1971 |
| Effective Year Built | 2011 |
| Depreciation Code | E |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 6 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 94 |
| RCNLD | 631,200 |
| 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 |
| FPL2 | Fireplace 1.5 s | B | 1 | 6000.00 | 2013 | | 94 | | 0.00 | 5,600 |
| BFA1 | Bsmnt Fin-Goo | B | 800 | 32.56 | 2013 | | 94 | | 0.00 | 24,500 |
| GAR | Attached Gara | B | 322 | 40.00 | 2013 | | 94 | | 0.00 | 13,200 |
| UST | Utility Storage- | B | 20 | 17.11 | 2013 | | 94 | | 0.00 | 400 |
| BMT | Basement-Unfi | B | 999 | 26.01 | 2013 | | 94 | | 0.00 | 25,000 |
| SPL3 | Pool Gunite | L | 512 | 75.00 | 2015 | | 92 | 00 | 1.00 | 39,400 |
| SPH2 | Pool Heater 50 | L | 1 | 3081.00 | 2015 | | 92 | | 0.00 | 2,800 |
| PATF | Flagstone Pav | L | 1,064 | 30.00 | 2015 | | 96 | | 0.00 | 27,400 |
| JCZI | Jacuzzi Outsid | L | 1 | 9822.00 | 2015 | | 92 | | 0.00 | 9,000 |
| FOP | Open Porch-ro | B | 224 | 55.00 | 2013 | | 94 | | 0.00 | 9,100 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,552 | 1,552 | 1,552 | 263.21 | 408,499 |
| BMT | Basement Area | 0 | 999 | 0 | 0.00 | 0 |
| FOP | Open Porch | 0 | 224 | 0 | 0.00 | 0 |
| FPC | Open Porch Conc. Floor | 0 | 24 | 0 | 0.00 | 0 |
| FUS | Upper Story | 999 | 999 | 999 | 263.21 | 262,945 |
| GAR | Attached Garage | 0 | 322 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 196 | 0 | 0.00 | 0 |
| UST | Utility Enclosure | 0 | 20 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 2,551 | 4,336 | 2,551 | | 671,444 |



| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | | | | | | |
|---|------------|-------------|-------------------|-------------------------|------------------------|--------------------|-----------|---|------------|--|-----------|-----------|-----------|--------------------|----------------|------------|
| BRIANSKY, RICHARD E & SHARON S 24 KODAYA ROAD WABAN MA 02468-2306 | | 1 Level | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed | | | | | | | |
| | | | 4 Gas | | | RESIDNTL | 1010 | 795,400 | 795,400 | | | | | | | |
| | | | 6 Septic | | | RES LAND | 1010 | 830,200 | 830,200 | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 1,625,600 | 1,625,600 | | | | | |
| Alt Prcl ID | | Split Zonin | | Plan Ref. | | | | | | | | | | | | |
| BID Parcel | | ResExpt Q | | Land Ct# 2664-83 (SH 1) | | | | | | | | | | | | |
| #DL 1 LOT 138 | | #DL 2 | | #SR | | | | | | | | | | | | |
| GIS ID F_962685_2689088 | | | | Life Estate | | | | | | | | | | | | |
| | | | | PP STATU | | | | | | | | | | | | |
| | | | | Assoc Pid# | | | | | | | | | | | | |
| 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 | 722,100 | 2022 | 1010 | 620,500 | | | |
| | | | | | | | | | 1010 | 686,100 | | 1010 | 447,200 | | | |
| | | | | | | | | Total | | 1,408,200 | Total | | 1,067,700 | | | |
| | | | | | | | | Total | | | Total | | 903,600 | | | |
| 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 | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | |
| Nbhd | Nbhd Name | | B | Tracing | | | Batch | | | | | | | | | |
| 0112 | | | | | | | OSTVIL | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| 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 | 04 | Cape Cod | | | | | | | | | |
| Model | 01 | Residential | | | | | | | | | |
| Grade: | C+ | Average Plus | | | | | | | | | |
| Stories | 2 | 2 Stories | | | | | | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | | CONDO DATA | | | | | |
| Exterior Wall 2 | | | | | | Parcel Id | | C | | Ownr | 0.0 |
| Roof Structure | 03 | Gable/Hip | | | | | | B | | S | |
| Roof Cover | 03 | Asph/F Gls/Cmp | | | | 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 | 05 | Hot Water | | | | Effective Year Built | | | | | |
| AC Type | 03 | Central | | | | Depreciation Code | | | | | |
| Bedrooms | 04 | 4 Bedrooms | | | | Remodel Rating | | | | | |
| Full Baths | 3 | | | | | Year Remodeled | | | | | |
| Half Baths | 1 | | | | | Depreciation % | | | | | |
| Extra Fixtures | | | | | | Functional Obsol | | | | | |
| Total Rooms | 8 | | | | | External Obsol | | | | | |
| Bath Style | | | | | | Trend Factor | | | | | |
| Kitchen Style | | | | | | Condition | | | | | |
| Occupancy | | | | | | Condition % | | | | | |
| Usrflid 105 | | | | | | Percent Good | | | | | |
| Accessory Apt | | | | | | RCNLD | | | | | |
| Foundation Alt | 08 | Mixed | | | | Dep % Ovr | | | | | |
| Rms Prts | | | | | | Dep Ovr Comment | | | | | |
| Bath Split | 31 | 3 Full-1 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 | |
| FOPC | Open Prch-roo | B | 24 | 55.00 | | | 94 | | 0.00 | 1,600 | |
| PATF | Flagstone Pav | L | 196 | 30.00 | 2015 | | 96 | | 0.00 | 6,200 | |
| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | | |
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | | | | | |
| | | | | | | | | | | | |
| Ttl Gross Liv / Lease Area | | | | | | | | | | | |