

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ASSEMBLY REQUIRED LLC C/O PAUL MCCOY FAMILY OFFICE S 31 ST. JAMES AVE, STE 740						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
						RESIDENTL	1010	2,414,300	2,414,300	
BOSTON MA 02116						RES LAND	1010	1,875,700	1,875,700	VISION
						SUPPLEMENTAL DATA				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_963132_2691073				Plan Ref. 507/2 Land Ct# #SR GARDINER LN Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ASSEMBLY REQUIRED LLC		30724	0093	08-25-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
SHAH, NIRAJ S		30724	0081	08-25-2017	U	I	1	1F	2023	1010	2,193,100	2022	1010	1,930,200
SHAH, JILL M		23300	0326	12-08-2008	U	I	1	1A		1010	1,489,900		1010	1,154,400
SHAH, NIRAJ S & JILL M		21992	0293	05-02-2007	U	I	2,050,000	1					1010	550,000
MECLEY, MICHAEL A & JILL P		9549	0217	02-15-1995	Q	V	260,000	U	Total 3,683,000 Total 3,084,600 Total 2,915,100					

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

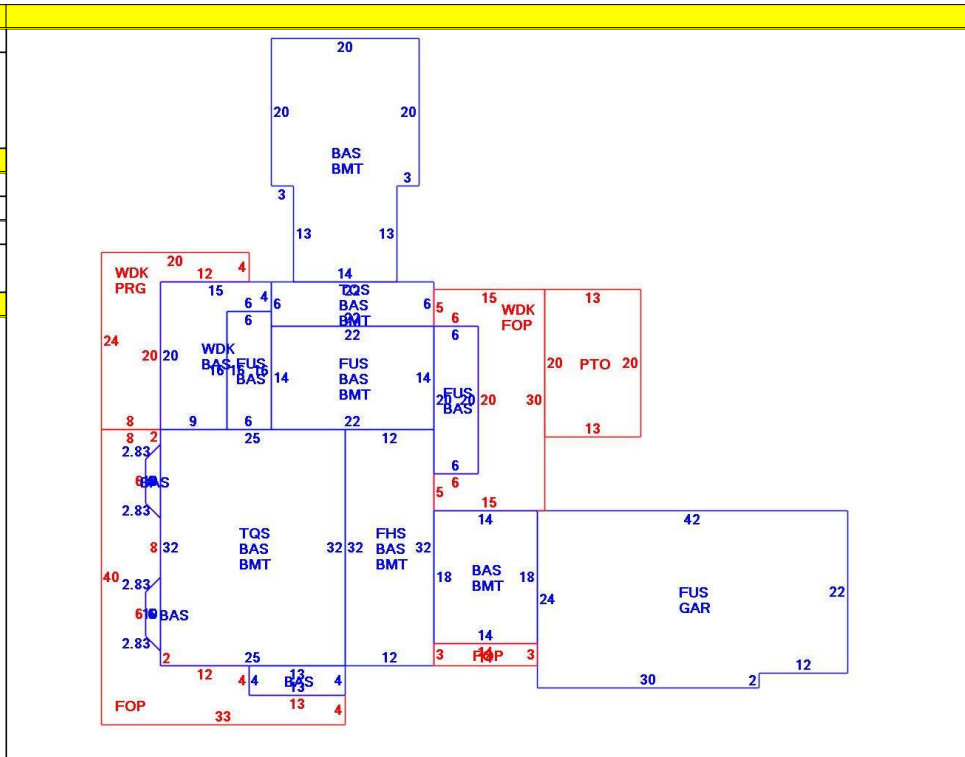
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0117			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,748,600
Appraised Xf (B) Value (Bldg)	115,700
Appraised Ob (B) Value (Bldg)	550,000
Appraised Land Value (Bldg)	1,875,700
Special Land Value	0
Total Appraised Parcel Value	4,290,000
Valuation Method	C
Total Appraised Parcel Value	4,290,000

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
18-4047	04-02-2020	834	Sheet Metal	5,000		100		Duct work for yoga studio Par	06-02-2020	WD			FR	Field Review
18-3278	10-05-2018	834	Sheet Metal	5,000	06-30-2019	100	06-30-2019	Duct work	05-05-2020	SR	01		02	Bldg Permit Completed
18-2690	09-11-2018	882	Det Gar - Res	471,000	02-28-2020	100	06-30-2020	Construction of new secondary	07-23-2019	SR	01		13	CALL BACK
200707114	12-24-2007	RA	Remodel-Additi	250,000	05-19-2008	100	06-30-2008		05-17-2019	CK	22		22	Change of Address
40609	08-24-1999	SP	Swimming Pool	18,500	04-21-2000	100	01-01-2000	20 X 40	09-11-2018	SR	02		03	Cycl Insp Comp
25249	08-26-1997	DW	Dwelling	425,000	01-15-1998	100	06-17-1998		05-16-2018	RB	03		16	In Office Review
									10-19-2016	AL	22		22	Change of Address

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	0117	9.700		1.0000	1,710,536	1,710,500
1	1010	Single Fam M-0	RF-1	3	1.180	AC 14,250.00	1.00000	1.0000	0	1.00	0117	9.700		1.0000	138,225	163,100
1	1010	Single Fam M-0	RF-1	3	0.880	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	2,100
Total Card Land Units					3.06	AC	Parcel Total Land Area					3.06	Total Land Value			1,875,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	07	7 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	12				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,964,753
			Year Built		1998
			Effective Year Built		2005
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		11
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		89
			RCNLD		1,748,600
			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	2007		89		0.00	5,300
BFA	Bsmt Fin-Avg	B	480	17.36	2007		89		0.00	7,400
SHD2	Shed w/Elec	L	192	26.00	2002		66		0.00	3,300
WDC	Wood Decking	L	774	20.00	2008		78		0.00	11,000
FOP	Open Porch-ro	B	808	55.00	2007		89		0.00	26,800
GAR	Attached Gara	B	984	40.00	2007		89		0.00	27,200
BMT	Basement-Unfi	B	2,458	26.01	2007		89		0.00	46,800
FPLG	Gas Fireplace-	B	1	2500.00	2007		89		0.00	2,200
PAT2	Patio-Good	L	260	9.94	2018		99		0.00	2,700
FPIT	Fire Pit	L	1	3010.00	2018		99	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,962	2,962	2,962	372.96	1,104,708
BMT	Basement Area	0	2,458	0	0.00	0
FHS	Half Story	192	384	192	186.48	71,608
FOP	Open Porch	0	808	0	0.00	0
FUS	Upper Story	1,508	1,508	1,508	372.96	562,424
GAR	Attached Garage	0	984	0	0.00	0
PRG	Pergola	0	240	0	0.00	0
PTO	Patio	0	260	0	0.00	0
TQS	Three Quarter Story	606	932	606	242.50	226,014
WDK	Wood Deck	0	774	0	0.00	0
Ttl Gross Liv / Lease Area		5,268	11,310	5,268		1,964,754



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						RES LAND	1010	1,875,700	1,875,700	VISION
SUPPLEMENTAL DATA						Total				
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								2023	1010	2,193,100	2022	1010	1,930,200	2021	1010	1,176,800
									1010	1,489,900		1010	1,154,400		1010	1,188,300
														1010	550,000	
								Total		3,683,000	Total		3,084,600	Total		2,915,100

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			
		Total							Appraised Bldg. Value (Card) 1,748,600			
									Appraised Xf (B) Value (Bldg) 115,700			
									Appraised Ob (B) Value (Bldg) 550,000			
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Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	10	Wood Shingle				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					
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Heat Type	04	Hot Air				Effective Year Built					
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Extra Fixtures						Functional Obsol					
Total Rooms	12					External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				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					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PRG1	Pergola-Avg	L	240	18.00	2018		98	X+	2.50	10,600	
BTH3	Bath House-Fi	L	1,600	117.44	2018		99	X+	2.50	465,100	
FOPG	Open Prch-rf-c	L	176	49.37	2018		99	X+	2.50	18,200	
PATC	Conc Pavers	L	756	15.46	2019		100		0.00	10,900	
PRG1	Pergola-Avg	L	560	18.00	2019		100	X+	2.50	25,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											