

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOPPEL, ADAM M & HAYNES, BREN 70 HUNDREDS ROAD WELLESLEY HIL MA 02481-1403		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1010	5,430,100	5,430,100
			6 Septic			RES LAND	1010	4,058,400	4,058,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 15 #DL 2 GIS ID F_964348_2691472				Plan Ref. Land Ct# 9843-H #SR Life Estate PP STATU A:Active Assoc Pid#		Total 9,488,500 9,488,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KOPPEL, ADAM M & HAYNES, BRENDA		C217722	0	10-30-2018	Q	I	5,000,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SELLARS, PETER CARL & RICHARD B J		#D11921	0	05-22-2012	U	I	0	1	2023	1010	3,963,400	2022	1010	1,285,000	2021	1090	1,319,400
SELLARS, PETER CARL & RICHARD B J		C195563	0	11-01-2011	U	I	1	1F		1010	3,745,800		1010	2,935,300		1090	2,784,800
SELLARS, PETER CARL & RICHARD B J		C195562	0	11-01-2011	U	I	0	1								1090	163,600
SELLARS, PETER CARL & RICHARD B J		#D11750	0	10-06-2011	U	I	1	1A	Total 7,709,200 Total 4,220,300 Total 4,267,800								

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF09			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	4,147,900
Appraised Xf (B) Value (Bldg)	323,600
Appraised Ob (B) Value (Bldg)	958,600
Appraised Land Value (Bldg)	4,058,400
Special Land Value	0
Total Appraised Parcel Value	9,488,500
Valuation Method	C
Total Appraised Parcel Value	9,488,500

NOTES							

LAND LINE VALUATION SECTION

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-21-13	11-10-2021	882	Detached Acce	500,000	05-11-2022	100	06-30-2022	To construct an accessory stru	06-20-2023	SR	02		02	Bldg Permit Completed
SM-21-8	03-30-2021	834	Sheet Metal	3,000	06-30-2021	100	06-30-2021	Ductwork for HVAC	07-21-2022	SR	02		13	CALL BACK
TB-20-3050	12-29-2020	830	Pool - Inground	0	06-30-2022	100	06-30-2022	ingrond swimming pool w/spa	05-11-2022	CK	02		13	CALL BACK
20-2870	10-06-2020	811	Demo - Access	5,000	06-30-2021	100	06-30-2021	Demolition existing three car g	07-01-2021	SR	01		13	CALL BACK
20-2868	10-06-2020	810	Demolition	25,000	06-30-2021	100	06-30-2021	Demolish existing main house						
20-2382	10-06-2020	827	New Const-De	4,500,000	06-20-2023	100	06-30-2023	Construct a 7 bedroom, 9 full b						
20-2383	09-21-2020	882	Det Gar - Res	200,000	05-11-2022	100	06-30-2022	Construct a detached cabana						

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	WF09	19.500		1.0000	3,438,708
1	1010	Single Fam M-0	RF-1	3	2.230	AC	14,250.00	1.00000		0	1.00	WF09	19.500		1.0000	277,875
Total Card Land Units					3.23	AC	Parcel Total Land Area					3.23	Total Land Value			4,058,400

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOPPEL, ADAM M & HAYNES, BREN 70 HUNDREDS ROAD WELLESLEY HIL MA 02481-1403		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1010	5,430,100	5,430,100
			6 Septic			RES LAND	1010	4,058,400	4,058,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 15 #DL 2 GIS ID F_964348_2691472			Plan Ref. Land Ct# 9843-H #SR Life Estate PP STATU A:Active Assoc Pid#			Total 9,488,500 9,488,500			

801
FY2024
BARNSTABLE, MA

VISION

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
								2023	1010	3,963,400	2022	1010	1,285,000	2021	1090	1,319,400
									1010	3,745,800		1010	2,935,300		1090	2,784,800
															1090	163,600
								Total		7,709,200	Total		4,220,300	Total		4,267,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF09			OSTVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	4,147,900
Appraised Xf (B) Value (Bldg)	323,600
Appraised Ob (B) Value (Bldg)	958,600
Appraised Land Value (Bldg)	4,058,400
Special Land Value	0
Total Appraised Parcel Value	9,488,500
Valuation Method	C
Total Appraised Parcel Value	9,488,500

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	63	Gambrel									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	07	Gambrel						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				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	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	07	7 Bedrooms				Remodel Rating					
Full Baths	8					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	15	15 Rooms				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	82	8 Full-2 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	
FOPD	FOP-CONCR	L	60	31.41	2020		100	A+	1.81	4,000	
FPL3	Fireplace 2 sto	B	1	7000.00	2019		99		0.00	6,900	
PATF	Flagstone Pav	L	2,059	30.00	2022		100		0.00	50,600	
FPIT	Fire Pit	L	1	3010.00	2022		100	C	1.00	3,000	
SPL3	Pool Gunite	L	1,000	75.00	2022		100	C	1.00	72,100	
SPC1	Pool Cover-Au	L	1,000	17.53	2022		100		0.00	17,500	
SPH4	Pool Heater 10	L	2	5454.00	2022		100	C	0.00	10,900	
JCZ1	Jacuzzi Outsid	L	1	9822.00	2022		100		0.00	9,800	
PATF	Flagstone Pav	L	1,840	30.00	2022		100		0.00	45,700	
GEN1	Large Generat	L	2	29300.00	2022		100		0.00	58,600	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA						
KOPPEL, ADAM M & HAYNES, BREN 70 HUNDREDS ROAD WELLESLEY HIL MA 02481-1403		1	Level	2	Public Water	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1010 1010	5,430,100 4,058,400	5,430,100 4,058,400	
		4	Gas	1	Excel View					Total				9,488,500	9,488,500					
SUPPLEMENTAL DATA														VISION						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 15 #DL 2 GIS ID F_964348_2691472				Plan Ref. Land Ct# 9843-H #SR Life Estate PP STATU A:Active 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	Year	Code	Assessed
												2023	1010	3,963,400	2022	1010	1,285,000	2021	1090	1,319,400
													1010	3,745,800		1010	2,935,300		1090	2,784,800
																			1090	163,600
												Total		7,709,200	Total		4,220,300	Total		4,267,800
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description	Number	Amount		Comm Int									
													APPRAISED VALUE SUMMARY							
				Total									Appraised Bldg. Value (Card) 4,147,900							
													Appraised Xf (B) Value (Bldg) 323,600							
													Appraised Ob (B) Value (Bldg) 958,600							
													Appraised Land Value (Bldg) 4,058,400							
													Special Land Value 0							
													Total Appraised Parcel Value 9,488,500							
													Valuation Method C							
													Total Appraised Parcel Value 9,488,500							
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	63	Gambrel									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	07	Gambrel						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				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	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	07	7 Bedrooms				Remodel Rating					
Full Baths	8					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	15	15 Rooms				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	82	8 Full-2 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	
TEN	Tennis Court 7	L	1,800	6.84	2023		100	C	1.00	12,300	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											