

| 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 | | | | | 1 Water View | Description | Code | Assessed | Assessed | 801 FY2024 BARNSTABLE, MA |
| BOSTON MA 02116 | | | | | | RESIDENTL | 1010 | 4,001,900 | 4,001,900 | |
| | | | | | | RES LAND | 1010 | 5,344,300 | 5,344,300 | VISION |
| SUPPLEMENTAL DATA | | | | | | Total | | | | |
| Alt Prcl ID | | Split Zonin RC;RF-1 | | Plan Ref. 537/69 | | | | | | |
| #DL 1 LOTS 2A & 24 | | #DL 2 | | Land Ct# 9843-K | | | | | | |
| GIS ID F_963700_2691036 | | Assoc Pid# | | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
|----------------------------------|--|-------------|-----------|------------|-----|-----------|-----------|--------------------------------|------|-----------|-----------|-------|------|-----------|
| ASSEMBLY REQUIRED LLC | | C213869 | 0 | 08-25-2017 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed |
| SHAH, NIRAJ S | | C213868 | 0 | 08-25-2017 | U | I | 1 | 1F | 2023 | 1010 | 3,379,800 | 2022 | 1010 | 2,835,500 |
| SHAH, NIRAJ S & JILL M | | C196823 | 0 | 04-17-2012 | U | I | 3,275,000 | 1 | | 1010 | 4,911,500 | 2021 | 1010 | 3,649,400 |
| CURRAN, FREDERICK J & AURORA | | C148014 | 0 | 04-06-1998 | Q | I | 1,000,000 | 00 | | | | | 1010 | 129,600 |
| WONG, ROBERT & WELCH, VIRGINIA B | | C143259 | 0 | 01-08-1997 | U | I | 232,000 | 1A | | | | | | |
| | | Total | | | | 8,291,300 | | Total | | 6,484,900 | | Total | | 6,382,700 |

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

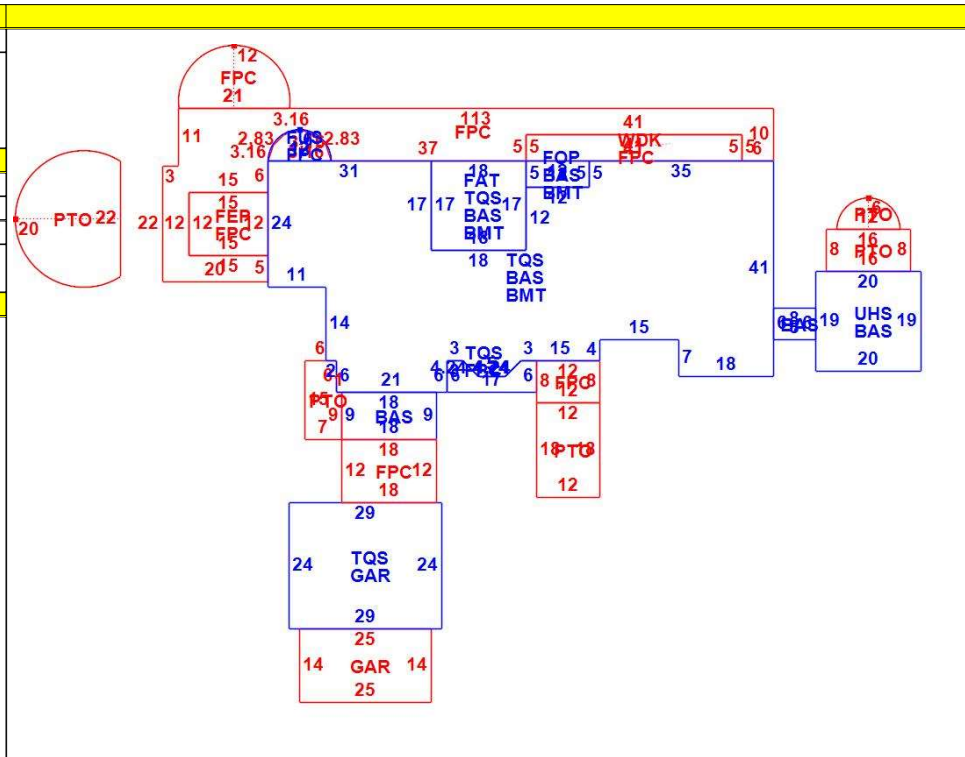
| ASSESSING NEIGHBORHOOD | | |
|------------------------|-----------|--------|
| Nbhd | Nbhd Name | Batch |
| 0120 | B | OSTVIL |

| NOTES | |
|---|-----------|
| This signature acknowledges a visit by a Data Collector or Assessor | |
| APPRAISED VALUE SUMMARY | |
| Appraised Bldg. Value (Card) | 3,503,300 |
| Appraised Xf (B) Value (Bldg) | 369,000 |
| Appraised Ob (B) Value (Bldg) | 129,600 |
| Appraised Land Value (Bldg) | 5,344,300 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 9,346,200 |
| Valuation Method | C |
| Total Appraised Parcel Value | 9,346,200 |

| 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 |
| 20-2426 | 09-03-2020 | 835 | Sid/Wind/Roof/ | 5,000 | 06-30-2021 | 100 | 06-30-2021 | Emergency roof repair due to l | 12-02-2020 | SR | 02 | | 02 | Bldg Permit Completed |
| 20-155 | 02-03-2020 | 813 | Dock | 75,000 | 08-07-2020 | 100 | 06-30-2020 | Installation of boardwalk/dock. | 08-07-2020 | SR | 01 | | 13 | CALL BACK |
| 19-870 | 03-19-2019 | 834 | Sheet Metal | 5,000 | 12-02-2020 | 100 | 06-30-2021 | Bunk house duct work | 06-02-2020 | WD | | | FR | Field Review |
| 18-4164 | 02-06-2019 | 880 | Alt-Int work-Res | 25,000 | 12-02-2020 | 100 | 06-30-2021 | Interior renovation to existing r | 05-17-2019 | CK | 22 | | 22 | Change of Address |
| 201404147 | 06-23-2014 | JZ | Jacuzzi-Spa-W | 20,000 | 09-09-2014 | 100 | 06-30-2015 | JZ WHIRLPOOL 12X12 | 05-23-2018 | RB | 03 | | 16 | In Office Review |
| 201402548 | 04-23-2014 | GN | Generator | 0 | 09-09-2014 | 100 | 06-30-2015 | GEN-POOL HTR | 03-12-2018 | SR | 02 | | 03 | Cycl Insp Comp |
| 201303136 | 05-14-2013 | DW | Dwelling | 1,850,000 | 06-30-2014 | 100 | 06-30-2014 | NW DW 5BDRMS FIN BMT 2. | 02-01-2017 | JR | 03 | | 20 | Sale Review |

| 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 | SPLI | 3 | 1.000 | AC 176,344.00 | 1.00000 | 1.0000 | 5 | 1.00 | WF11 | 27.000 | PRICED W/141-123-3 | 1.0000 | 4,761,288 | 4,761,300 |
| 1 | 1010 | Single Fam M-0 | SPLI | 3 | 6.110 | AC 2,375.00 | 1.00000 | 0.9400 | 0 | 1.00 | WTLD | 1.000 | WETLAND | 1.0000 | 2,232.5 | 13,600 |
| 1 | 1010 | Single Fam M-0 | SPLI | 3 | 1.480 | AC 14,250.00 | 1.00000 | 1.0000 | 0 | 1.00 | WF11 | 27.000 | | 1.0000 | 384,750 | 569,400 |
| Total Card Land Units | | | | | 8.59 | AC | Parcel Total Land Area | | | | | 8.59 | Total Land Value | | | 5,344,300 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------|------|----------------|---------------------------------|-----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 63 | Gambrel | | | |
| Model | 01 | Residential | | | |
| Grade: | X+ | Exceptional PI | | | |
| Stories | 2 | 2 Stories | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 07 | Gambrel | | | |
| Roof Cover | 10 | Wood Shingle | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | 06 | Cust Wd Panel | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | 19 | Marble | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 05 | 5 Bedrooms | | | |
| Full Baths | 5 | | | | |
| Half Baths | 3 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 10 | 10 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 53 | 5 Full-3 Half | | | |
| CONDO DATA | | | COST / MARKET VALUATION | | |
| Parcel Id | | C | Ownr | 0.0 | |
| Adjust Type | Code | Description | Factor% | | |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| Building Value New | | | 3,687,735 | | |
| Year Built | | | 2013 | | |
| Effective Year Built | | | 2012 | | |
| Depreciation Code | | | A | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | 5 | | |
| Functional Obsol | | | 0 | | |
| External Obsol | | | 0 | | |
| Trend Factor | | | 1 | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | 95 | | |
| RCNLD | | | 3,503,300 | | |
| 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 |
| FPL3 | Fireplace 2 sto | B | 1 | 7000.00 | 2015 | | 95 | | 0.00 | 6,700 |
| FPO | Ext FP Openin | B | 1 | 2000.00 | 2015 | | 95 | | 0.00 | 1,900 |
| FPIT | Fire Pit | L | 1 | 3010.00 | 2013 | | 94 | C+ | 1.10 | 3,100 |
| WDC | Wood Decking | L | 205 | 20.00 | 2013 | | 88 | | 0.00 | 4,200 |
| PATC | Conc Pavers | L | 939 | 15.46 | 2013 | | 94 | | 0.00 | 12,400 |
| FOPC | Open Prch-roo | B | 2,188 | 55.00 | 2015 | | 95 | | 0.00 | 72,400 |
| FOP | Open Porch-ro | B | 60 | 55.00 | 2015 | | 95 | | 0.00 | 3,700 |
| BMT | Basement-Unfi | B | 3,638 | 26.01 | 2015 | | 95 | | 0.00 | 71,100 |
| FEP | Enclosed porc | B | 180 | 70.00 | 2015 | | 95 | | 0.00 | 11,200 |
| GAR | Attached Gara | B | 1,046 | 40.00 | 2015 | | 95 | | 0.00 | 30,600 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 4,228 | 4,228 | 4,228 | 506.43 | 2,141,165 |
| BMT | Basement Area | 0 | 3,638 | 0 | 0.00 | 0 |
| FAT | Attic, Finished | 46 | 306 | 46 | 76.13 | 23,296 |
| FEP | Enclosed Porch | 0 | 180 | 0 | 0.00 | 0 |
| FOP | Open Porch | 0 | 60 | 0 | 0.00 | 0 |
| FPC | Open Porch Conc. Floor | 0 | 2,188 | 0 | 0.00 | 0 |
| FUS | Upper Story | 57 | 57 | 57 | 506.43 | 28,866 |
| GAR | Attached Garage | 0 | 1,046 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 939 | 0 | 0.00 | 0 |
| TQS | Three Quarter Story | 2,829 | 4,352 | 2,829 | 329.20 | 1,432,676 |
| Ttl Gross Liv / Lease Area | | 7,160 | 17,579 | 7,274 | | 3,683,735 |



| 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 | | | | | 1 Water View | Description | Code | Assessed | Assessed | 801 FY2024 BARNSTABLE, MA |
| BOSTON MA 02116 | | | | | | RESIDNTL | 1010 | 4,001,900 | 4,001,900 | |
| | | | | | | RES LAND | 1010 | 5,344,300 | 5,344,300 | VISION |
| SUPPLEMENTAL DATA | | | | | | | | | | |
| Alt Prcl ID | | Split Zonin RC;RF-1 | | Plan Ref. 537/69 | | | | | | |
| #DL 1 LOTS 2A & 24 | | #DL 2 | | Land Ct# 9843-K | | | | | | |
| GIS ID F_963700_2691036 | | | | Assoc Pid# | | | | | | |
| | | | | | | Total | | 9,346,200 | 9,346,200 | |

| 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 | 3,379,800 | 2022 | 1010 | 2,835,500 | 2021 | 1010 | 2,603,700 |
| | | | | | | | | | 1010 | 4,911,500 | | 1010 | 3,649,400 | | 1010 | 3,649,400 |
| | | | | | | | | | | | | | | | 1010 | 129,600 |
| | | | | | | | | Total | | 8,291,300 | Total | | 6,484,900 | Total | | 6,382,700 |

| 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 | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | |
| Nbhd | Nbhd Name | | B | Tracing | | Batch | | | | | | | | |
| 0120 | | | | | | OSTVIL | | | | | | | | |
| NOTES | | | | | | | | | | | | Appraised Bldg. Value (Card) | | 3,503,300 |
| | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | 369,000 |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | 129,600 |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | 5,344,300 |
| | | | | | | | | | | | | Special Land Value | | 0 |
| | | | | | | | | | | | | Total Appraised Parcel Value | | 9,346,200 |
| | | | | | | | | | | | | Valuation Method | | C |
| | | | | | | | | | | | | Total Appraised Parcel Value | | 9,346,200 |

| 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: | X+ | Exceptional PI | | | | | | | | | |
| Stories | 2 | 2 Stories | | | | | | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | | CONDO DATA | | | | | |
| Exterior Wall 2 | | | | | | Parcel Id | | C | | Owne | 0.0 |
| Roof Structure | 07 | Gambrel | | | | | | B | | S | |
| Roof Cover | 10 | Wood Shingle | | | | Adjust Type | Code | Description | | Factor% | |
| Interior Wall 1 | 05 | Drywall | | | | Condo Flr | | | | | |
| Interior Wall 2 | 06 | Cust Wd Panel | | | | Condo Unit | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | | COST / MARKET VALUATION | | | | | |
| Interior Floor 2 | 19 | Marble | | | | Building Value New | | | | | |
| Heat Fuel | 03 | Gas | | | | Year Built | | | | | |
| Heat Type | 04 | Hot Air | | | | Effective Year Built | | | | | |
| AC Type | 03 | Central | | | | Depreciation Code | | | | | |
| Bedrooms | 05 | 5 Bedrooms | | | | Remodel Rating | | | | | |
| Full Baths | 5 | | | | | Year Remodeled | | | | | |
| Half Baths | 3 | | | | | Depreciation % | | | | | |
| Extra Fixtures | | | | | | Functional Obsol | | | | | |
| Total Rooms | 10 | 10 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 | 53 | 5 Full-3 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 | |
| BWL2 | Bowling Alley- | L | 2 | 53613.00 | 2013 | | 94 | C | 1.00 | 100,800 | |
| BFA3 | Bsmt Fin-Exc- | B | 2,848 | 63.36 | 2015 | | 95 | | 0.00 | 171,400 | |
| GEN | Emergency Ge | L | 1 | 5550.00 | 2013 | | 88 | | 0.00 | 4,900 | |
| DKPL | Pond Dock-Lig | L | 1 | 4200.00 | 2020 | | 100 | | 0.00 | 4,200 | |
| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | | |
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | | | | | |
| UHS | Half Story, Unfinished | 0 | 380 | 114 | 151.93 | 57,732 | | | | | |
| WDK | Wood Deck | 0 | 205 | 0 | 0.00 | 0 | | | | | |
| Ttl Gross Liv / Lease Area | | | | | | | | | | | |