

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
TRUST, LAURA BETH TR 364 WIANNO AVE REALTY TRUST 39 MARSHALL STREET BROOKLINE MA 02446				1	Level	6	Septic	1	Paved	7	Waterfront	Description RESIDENTL RES LAND		Code 1060 1060		Assessed 22,400 2,264,200		Assessed 22,400 2,264,200		801 FY2025 BARNSTABLE, MA VISION			
						4	Gas			1	Excel View												
						2	Public Water			7													
				SUPPLEMENTAL DATA																			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 5; LOT 11; LOT 14 #DL 2 GIS ID F_964294_2689632								Plan Ref. Land Ct# 4178-I; 4178-K; 41 #SR Life Estate PP STATU Assoc Pid#															
								Total				2,286,600		2,286,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
TRUST, LAURA BETH TR MCMANUS, DAVID P TR MCMANUS, DAVID P TR ET AL COPELAND, ROBERT M TR COPELAND, ROBERT M TR				C221012	0	11-05-2019	U	I	4,000,000		1V	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				D127722	0	09-01-2015	U	I	0		1F	2025	1060	22,400	2024	1090	1,213,400	2023	1090	964,600			
				D127721	0	09-01-2015	U	I	0		1F			2,264,200			2,264,200			2,934,100			
				C160684	0	02-17-2001	U	I	100		1V												
				C160684	0	02-16-2001	U	I	100		1V	Total		2,286,600	Total		3,477,600	Total		3,898,700			
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												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 22,400 Appraised Land Value (Bldg) 2,264,200 Special Land Value 0 Total Appraised Parcel Value 2,286,600 Valuation Method C Total Appraised Parcel Value 2,286,600											
Nbhd		Nbhd Name				B		Tracing														Batch	
0119																						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					
BLDR-22-54	06-01-2023	810	Demolition		45,000	10-25-2023	100	06-30-2024	Demo garage and house; rebu				10-25-2023	SR	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	1060	Accessory	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0119	12.000	WETLAND				1.0000	2,116,128	2,116,100			
1	1060	Accessory	RF-1	3	0.970	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000					1.0000	2,375	2,300			
Total Card Land Units					1.97	AC	Parcel Total Land Area					2.59	Total Land Value					2,118,400					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	99	Vacant Land									
Model	00	Vacant or OBY									
Grade:						CONDO DATA					
Stories						Parcel Id		C		Owne	0.0
Exterior Wall 1									B		S
Exterior Wall 2						Adjust Type	Code	Description		Factor%	
Roof Structure						Condo Flr					
Roof Cover						Condo Unit					
Interior Wall 1						COST / MARKET VALUATION					
Interior Wall 2						Building Value New					
Interior Floor 1						Year Built					
Interior Floor 2						Effective Year Built					
Heat Fuel						Depreciation Code					
Heat Type						Remodel Rating					
AC Type						Year Remodeled					
Bedrooms						Depreciation %					
Full Baths						Functional Obsol					
Half Baths						External Obsol					
Extra Fixtures						Trend Factor					
Total Rooms						Condition					
Bath Style						Condition %					
Kitchen Style						Percent Good					
Occupancy						RCNLD					
Sewer Occupan						Dep % Ovr					
Accessory Apt						Dep Ovr Comment					
Foundation Alt						Misc Imp Ovr					
Rms Prts						Misc Imp Ovr Comment					
Bath Split						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	
GRN1	Greenhouse-R	L	300	60.75	2023		98	C	1.00	17,900	
SHED	Shed	L	160	18.00	2023		98		0.00	2,800	
SHED	Shed	L	96	18.00	2023		98		0.00	1,700	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
Ttl Gross Liv / Lease Area				0	0	0		0			

No Sketch

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					4Gas				1Excel View		RESIDNTL		1060		22,400				22,400																		
					2Public Water				7		RES LAND		1060		2,264,200				2,264,200																		
SUPPLEMENTAL DATA																																					
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TRUST, LAURA BETH TR MCMANUS, DAVID P TR MCMANUS, DAVID P TR ET AL COPELAND, ROBERT M TR COPELAND, ROBERT M TR			C2210120		11-05-2019		U		I		4,000,000		1V		Year		Code		Assessed		Year		Code		Assessed												
			D1277220		09-01-2015		U		I		0		1F		2025		1060		22,400		2024		1090		1,213,400												
			D1277210		09-01-2015		U		I		0		1F				1060		2,264,200		2023		1090		2,934,100												
			C1606840		02-17-2001		U		I		100		1V																								
			C1606840		02-16-2001		U		I		100		1V		Total		2,286,600		Total		3,477,600		Total		3,898,700												
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																						
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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					
2		1060		Accessory		RF-1		3		0.620AC		14,250.00		1.37478		1.0000		0		1.00		0119		12.000						1.0000		235,087.9		145,800			
Total Card Land Units										0.62		AC		Parcel Total Land Area										2.59		Total Land Value										145,800	

Property Location 271 EAST BAY ROAD
Vision ID 10546 Account # 90010

Map ID 163/ 005/ / /
Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 1060
Print Date 12/19/2024 4:00:05 P

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Element	Cd	Description	Element	Cd	Description					
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Occupancy										
Sewer Occupan										
Accessory Apt										
Foundation Alt										
Rms Prts										
Bath Split										
CONDO DATA										
Parcel Id		C	Owne	0.0						
		B	S							
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
Building Value New		1								
Year Built										
Effective Year Built										
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
External Obsol										
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Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

