

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NOMINEE TRUST SERVICES LLC TR CASA SULLA SPIAGGIA TRUST 77 NEWBURY STREET 4TH FLOOR BOSTON MA 02116		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	57,700	57,700
			6 Septic		3	RES LAND	1010	529,700	529,700
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 14 #DL 2 GIS ID F_968786_2694547				Plan Ref. Land Ct# 8884-N #SR Life Estate PP STATU Assoc Pid#					
						Total		587,400	587,400

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NOMINEE TRUST SERVICES LLC TR		C230634	0	07-27-2022	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed			
CAROLYN S KOONCE TRUST OF 11/16/1		1,446,978	0	10-24-2021	U	I	0	1F	2025	1010	57,700	2024	1010	583,800			
KOONCE, CAROLYN S TR		C211386	0	11-22-2016	U	I	1	1F		1010	529,700	2023	1010	529,700			
KOONCE, CAROLYN S TR		C195792	0	12-02-2011	U	I	1	1F									
KOONCE, CAROLYN S TR		C178738	0	12-07-2005	U	I	1	1A									
									Total		587,400	Total		1,113,500	Total		897,200

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				CENVIL

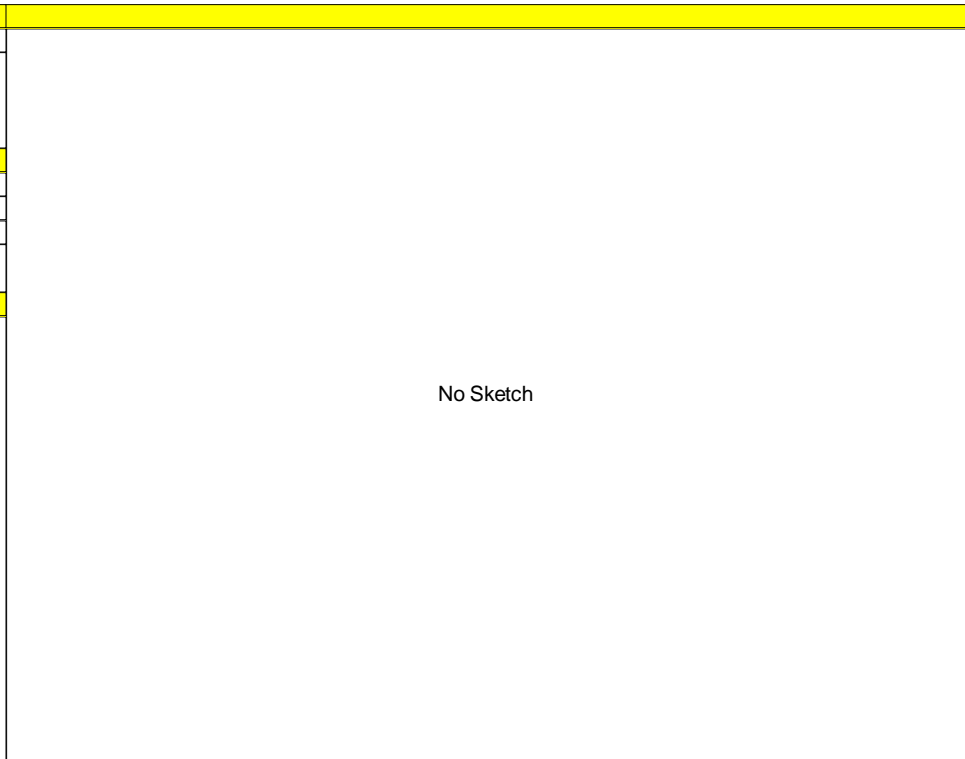
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	57,700
Appraised Land Value (Bldg)	529,700
Special Land Value	0
Total Appraised Parcel Value	587,400
Valuation Method	C
Total Appraised Parcel Value	587,400

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-24-56	06-17-2024	824		2,300,000		0		Construct New single family d						
BLDR-24-56	06-04-2024	810		14,550	06-17-2024	100	06-30-2024	Demo existing detached garag						
BLDR-24-56	06-04-2024	810		40,000	06-17-2024	100	06-30-2024	Demolish existing single family						
EXPR-23-1	11-29-2023	835	Sid/Wind/Roof/	9,600	01-01-2024	100	01-01-2024	Siding, Windows 2, Roof						
47953	08-09-2000	WD	Wood Deck	4,000	01-27-2001	100	01-01-2001							
45154	03-31-2000	RE	Remodel	16,000	01-27-2001	100	01-01-2001							
B16540	08-01-1973	OB	Out Building	0	01-15-1974	100		CE SHED						

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	101V	Single Fam M-0	RD-	3	0.720	AC	176,344.00	1.34577	1.0000	5	1.00	0110	3.100		1.0000	735,689.5	529,700
Total Card Land Units					0.72	AC	Parcel Total Land Area					0.72	Total Land Value			529,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant or OBY			
Grade:					
Stories					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heat Fuel					
Heat Type					
AC Type					
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
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					
Year Built					
Effective Year Built					
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good					
RCNLD					
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
TEN	Tennis Court 7	L	7,200	6.84	2024		100	C+	1.03	50,700
FNC1	Fence C.L. 6'	L	266	26.45	2024		100		0.00	7,000

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

