

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---|--|------|-----------|--|----------|--------------------|------|-----------|-----------|---------------------------------|
| KULHAWIK, EDWARD V JR & SHEPA | | | | | | Description | Code | Assessed | Assessed | 801 FY2025 BARNSTABLE, MA |
| 44 POINT OF PINES AVENUE | | | | | | RESIDNTL | 1010 | 1,058,000 | 1,058,000 | |
| CENTERVILLE MA 02632 | | | | | 3 | RES LAND | 1010 | 179,200 | 179,200 | |
| SUPPLEMENTAL DATA | | | | | | Total | | 1,237,200 | 1,237,200 | VISION |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 3 #DL 2 GIS ID F_972927_2703768 | | | | Plan Ref. 325/33 Land Ct# #SR Life Estate PP STATU Assoc Pid# | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|----------------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|-----------|------|-----------|------------|-------|------|-----------|--|
| KULHAWIK, EDWARD V JR & SHEPARD- | | 30955 0060 | 12-11-2017 | Q | I | 672,750 | 00 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | |
| SOARES, WELLINGTON R | | 28615 0166 | 01-06-2015 | U | V | 150,000 | 1P | 2025 | 1010 | 1,058,000 | 2024 | 1010 | 978,900 | 2023 | 1010 | 838,100 | |
| CRONES, JACQUELYN I TR | | 9855 0007 | 09-15-1995 | U | V | 1 | A | | 1010 | 179,200 | | 1010 | 179,200 | | 1010 | 177,100 | |
| CRONES, JACQUELYN I TR | | 9855 0007 | 09-15-1995 | U | V | 1 | A | | | | | | | | | | |
| CRONES, JACQUELINE | | 6809 0154 | 07-17-1989 | U | V | 1 | A | | | | | | | | | | |
| Total | | | | | | | | 1,237,200 | | Total | | 1,158,100 | | Total | | 1,015,200 | |

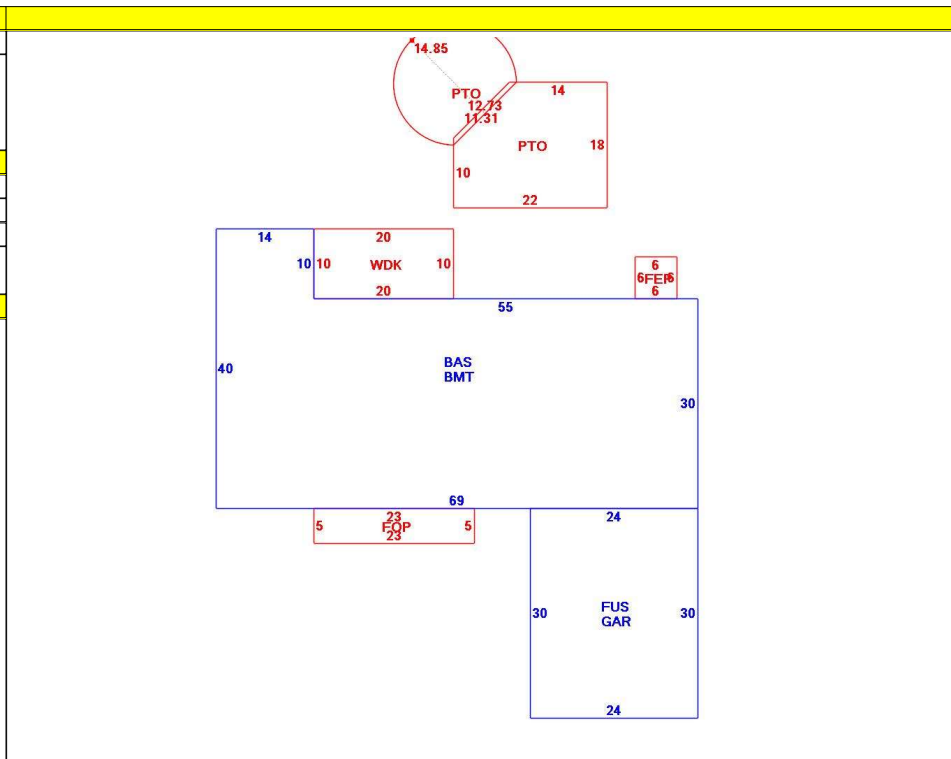
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
|------------|------|-----------------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| 2020 | 5C | RESIDENTIAL EXEMPTION | 0.00 | | | | | | | | | | | | | | | |
| Total | | | 0.00 | | | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | APPRAISED VALUE SUMMARY | | | | | | | | |
|------------------------|-----------|---|--|-------------------------|--|-------|--|-------------------------------|--|--|--|-----------|
| Nbhd | Nbhd Name | B | | Tracing | | Batch | | | | | | |
| 0106 | | | | CENVIL | | | | | | | | |
| NOTES | | | | | | | | Appraised Bldg. Value (Card) | | | | 950,200 |
| | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 81,300 |
| | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 26,500 |
| | | | | | | | | Appraised Land Value (Bldg) | | | | 179,200 |
| | | | | | | | | Special Land Value | | | | 0 |
| | | | | | | | | Total Appraised Parcel Value | | | | 1,237,200 |
| | | | | | | | | Valuation Method | | | | C |
| | | | | | | | | Total Appraised Parcel Value | | | | 1,237,200 |

| 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 |
| 18-494 | 03-01-2018 | 833 | Shd-Res-under | 0 | 06-15-2018 | 100 | 06-30-2018 | 10'X12' SHED | | 04-16-2020 | WD | | | FR | Field Review |
| 201407473 | 12-08-2014 | DW | Dwelling | 60,750 | 01-06-2016 | 100 | 06-30-2016 | CONSTRUCT A NEW 4 BEDR | | 01-29-2020 | PK | 03 | | 16 | In Office Review |
| | | | | | | | | | | 08-07-2018 | SR | 02 | | 02 | Bldg Permit Completed |
| | | | | | | | | | | 01-25-2018 | RB | 03 | | 16 | In Office Review |
| | | | | | | | | | | 01-13-2016 | SR | 02 | | 02 | Bldg Permit Completed |
| | | | | | | | | | | 06-12-2015 | SR | 01 | | 13 | CALL BACK |
| | | | | | | | | | | 08-09-2013 | JR | 03 | | 16 | In Office 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 | RD- | 3 | 0.460 AC | 176,344.00 | 1.92125 | 1.0000 | 5 | 1.00 | 0106 | 1.150 | SEE PLAN BK325, PG33 | | 1.0000 | 389,614.4 |
| Total Card Land Units | | | | | 0.46 | AC | Parcel Total Land Area | | | | | 0.46 | Total Land Value | | | 179,200 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|------|----------------|---------------------------------|-----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 06 | Conventional | | | |
| Model | 01 | Residential | | | |
| Grade: | B- | Custom Minus | | | |
| Stories | 1 | 1 Story | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| RooF Structure | 03 | Gable/Hip | | | |
| RooF Cover | 03 | Asph/F Gls/Cmp | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 03 | 3 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 2 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 7 | | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Sewer Occupan | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 22 | 2 Full-2 Half | | | |
| CONDO DATA | | | | | |
| Parcel Id | | C | Owne | 0.0 | |
| Adjust Type | Code | Description | Factor% | | |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| COST / MARKET VALUATION | | | | | |
| Building Value New | | | 1,000,173 | | |
| Year Built | | | 2014 | | |
| Effective Year Built | | | 2017 | | |
| Depreciation Code | | | A | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | 5 | | |
| Functional Obsol | | | 0 | | |
| External Obsol | | | 0 | | |
| Trend Factor | | | 1 | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | 95 | | |
| RCNLD | | | 950,200 | | |
| 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 |
| BMT | Basement-Unfi | B | 2,210 | 26.01 | 2016 | | 95 | | 0.00 | 46,000 |
| FEP | Enclosed porc | B | 36 | 70.00 | 2016 | | 95 | | 0.00 | 4,300 |
| GAR | Attached Gara | B | 720 | 40.00 | 2016 | | 95 | | 0.00 | 22,800 |
| FOP | Open Porch-ro | B | 115 | 55.00 | 2016 | | 95 | | 0.00 | 5,800 |
| WDC | Wood Decking | L | 200 | 20.00 | 2015 | | 92 | | 0.00 | 4,300 |
| FPLG | Gas Fireplace- | B | 1 | 2500.00 | 2016 | | 95 | | 0.00 | 2,400 |
| PATF | Flagstone Pav | L | 583 | 30.00 | 2017 | | 98 | | 0.00 | 16,400 |
| FPIT | Fire Pit | L | 1 | 3010.00 | 2017 | | 93 | C | 1.00 | 2,800 |
| SHD2 | Shed w/Elec | L | 120 | 26.00 | 2017 | | 96 | | 0.00 | 3,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,210 | 2,210 | 2,210 | 341.00 | 753,600 |
| BMT | Basement Area | 0 | 2,210 | 0 | 0.00 | 0 |
| FEP | Enclosed Porch | 0 | 36 | 0 | 0.00 | 0 |
| FOP | Open Porch | 0 | 115 | 0 | 0.00 | 0 |
| FUS | Upper Story | 720 | 720 | 720 | 341.00 | 245,517 |
| GAR | Attached Garage | 0 | 720 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 583 | 0 | 0.00 | 0 |
| WDC | Wood Deck | 0 | 200 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 2,930 | 6,794 | 2,930 | | 999,117 |

