

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2025 BARNSTABLE, MA VISION |
|---|--|---------|----------------|--|----------|--------------------|------|----------|----------|--|
| OBRIEN, R ANDREW TR 96 PLEASANT PINES AVENUE 2022 6 ASHMONT ROAD WABAN MA 02468 | | 1 Level | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed | |
| | | | 4 Gas | | | RESIDNTL | 1010 | 148,000 | 148,000 | |
| | | | 6 Septic | | 3 | RES LAND | 1010 | 182,600 | 182,600 | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 330,600 |
| Alt Prcl ID Split Zonin RD-1;RF-1 BID Parcel ResExpt Q NO APP: #DL 1 PARCEL B #DL 2 GIS ID F_974509_2710855 | | | | Plan Ref. 104/79 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) | | | | | | | | |
|---------------------|-------|-------------|------------|------|----------|-----------|------|--------------------------------|-------|---------|----------|-------|---------|---------|------|---------|
| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | | | | | |
| OBRIEN, R ANDREW TR | 35354 | 077 | 09-09-2022 | U | I | 385,000 | 1V | 2025 | 1010 | 148,000 | 2024 | 1010 | 144,600 | 2023 | 1010 | 92,000 |
| DARY, STEWART C TR | 35256 | 334 | 05-22-2022 | U | I | 0 | 1F | | 1010 | 182,600 | | 1010 | 182,600 | | 1010 | 180,400 |
| BEIN, VIRGINIA L TR | 28969 | 0311 | 06-26-2015 | U | I | 1 | 1V | | | | | | | | | |
| BEIN, VIRGINIA L | 28467 | 0261 | 10-24-2014 | U | I | 150,000 | 1 | | | | | | | | | |
| PESHIN, EDMUND J TR | 27225 | 0318 | 03-21-2013 | U | I | 1 | 1F | | | | | | | | | |
| Total | | | | | | | | 330,600 | Total | | 327,200 | Total | | 272,400 | | |

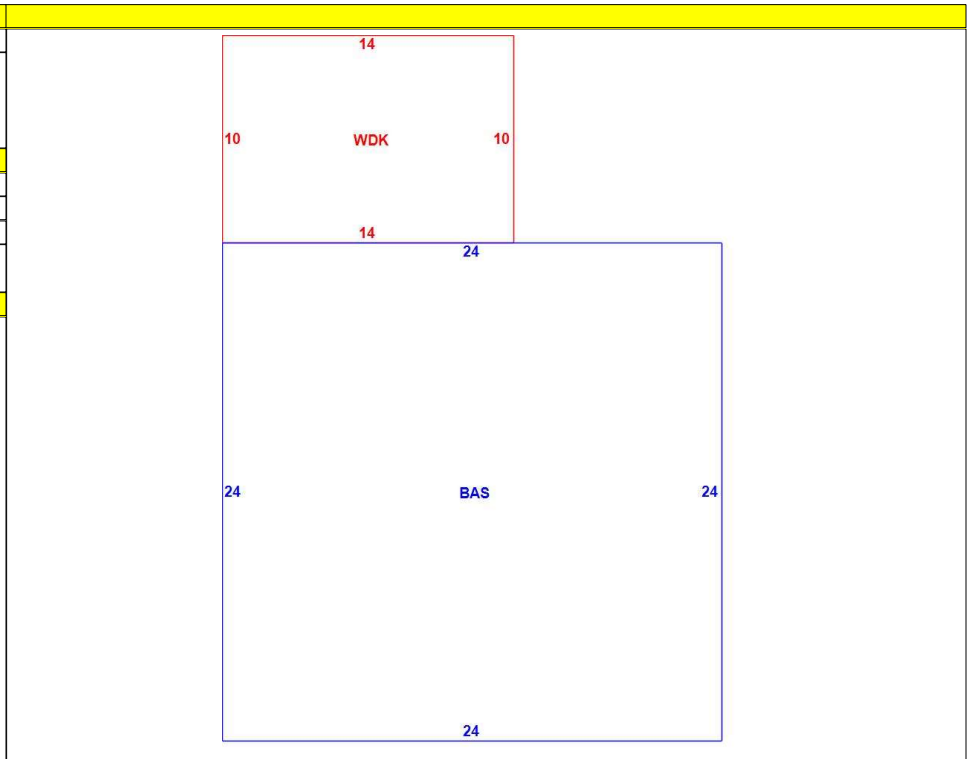
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | APPRAISED VALUE SUMMARY | | | | | |
|------------|------|--------------------------|-------------------|------|-------------|--------|--------|-------------------------|---|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | This signature acknowledges a visit by a Data Collector or Assessor | | | | |
| 2024 | N5C | NO RESIDENTIAL EXEMPTION | | | | | | | Appraised Bldg. Value (Card) 141,100 Appraised Xf (B) Value (Bldg) 3,700 Appraised Ob (B) Value (Bldg) 3,200 Appraised Land Value (Bldg) 182,600 Special Land Value 0 Total Appraised Parcel Value 330,600 Valuation Method C Total Appraised Parcel Value 330,600 | | | | |
| Total | | | 0.00 | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | NOTES | | | |
|------------------------|-----------|---|---------|--------|--|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | |
| 0106 | | | | CENVIL | | |

| 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 |
| 201500794 | 02-27-2015 | RE | Remodel | 27,500 | 05-13-2015 | 100 | 06-30-2015 | REMOVE AND REPLACE KIT | 09-25-2023 | CK | 03 | | 16 | In Office Review |
| 201500002 | 01-02-2015 | NW | New Windows | 3,500 | 06-30-2015 | 100 | 06-30-2016 | REPLACEMENT WINDOWS (| 04-29-2020 | WD | | | FR | Field Review |
| | | | | | | | | | 02-03-2017 | GC | 03 | | 16 | In Office Review |
| | | | | | | | | | 05-21-2015 | SR | 01 | | 02 | Bldg Permit Completed |
| | | | | | | | | | 03-31-2010 | TP | 03 | | 15 | Abatement Review |
| | | | | | | | | | 02-18-2010 | PT | 02 | | 14 | Cyclical Inspection |

| 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 | 0.520 | AC | 176,344.00 | 1.73169 | 1.0000 | 5 | 1.00 | 0106 | 1.150 | | 1.0000 | 351,171.4 | 182,600 |
| Total Card Land Units | | | | | 0.52 | AC | Parcel Total Land Area | | | | | 0.52 | Total Land Value | | | | 182,600 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|------|----------------|---------------------------------|-----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | C | Average | | | |
| 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 | 05 | Vinyl/Asphalt | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 02 | 2 Bedrooms | | | |
| Full Baths | 1 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 4 | 4 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Sewer Occupan | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 09 | Blk/Pour Ftgs | | | |
| Rms Prts | | | | | |
| Bath Split | 10 | 1 Full-0 Half | | | |
| CONDO DATA | | | | | |
| Parcel Id | | C | Owne | 0.0 | |
| Adjust Ttpe | Code | Description | Factor% | | |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| COST / MARKET VALUATION | | | | | |
| Building Value New | | 193,311 | | | |
| Year Built | | 1946 | | | |
| Effective Year Built | | 1989 | | | |
| Depreciation Code | | G | | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | 27 | | | |
| Functional Obsol | | 0 | | | |
| External Obsol | | 0 | | | |
| Trend Factor | | 1 | | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | 73 | | | |
| RCNLD | | 141,100 | | | |
| 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 |
| FPL1 | Fireplace 1 sto | B | 1 | 5000.00 | 1986 | | 73 | | 0.00 | 3,700 |
| WDC | Wood Deck w/ | L | 140 | 18.00 | 2014 | | 90 | | 0.00 | 3,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 576 | 576 | 576 | 335.61 | 193,311 |
| WDC | Wood Deck | 0 | 140 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 576 | 716 | 576 | | 193,311 |



09/05/2024