

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
WILLOUGHBY DEVELOPMENT LLC 1 RETROP ROAD NATICK MA 01760	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1090	165,200	165,200		
		6 Septic			4	RES LAND	1090	334,200	334,200		
SUPPLEMENTAL DATA						Total				499,400	499,400
Alt Prcl ID		Split Zonin		Plan Ref. 297/21							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 11		#DL 2		Life Estate							
GIS ID F_986076_2695568		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILLOUGHBY DEVELOPMENT LLC CWYNAR, SUSAN TR CWYNAR, PHILIP J & SUSAN I	35208 073	06-24-2022	Q	I	555,000	00	Year	Code	Assessed	Year	Code	Assessed	
	22741 0084	03-11-2008	U	I	100	1A	2025	1090	165,200	2024	1090	166,400	
	3853 0278	09-15-1983	Q	I	50,000	U		1090	334,200	2023	1090	310,700	
Total							499,400	Total		500,600	Total		458,200

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int						
Total		0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109				HYAN	Appraised Bldg. Value (Card)	154,000	
					Appraised Xf (B) Value (Bldg)	7,500	
					Appraised Ob (B) Value (Bldg)	3,700	
					Appraised Land Value (Bldg)	334,200	
					Special Land Value	0	
					Total Appraised Parcel Value	499,400	
					Valuation Method	C	
					Total Appraised Parcel Value	499,400	

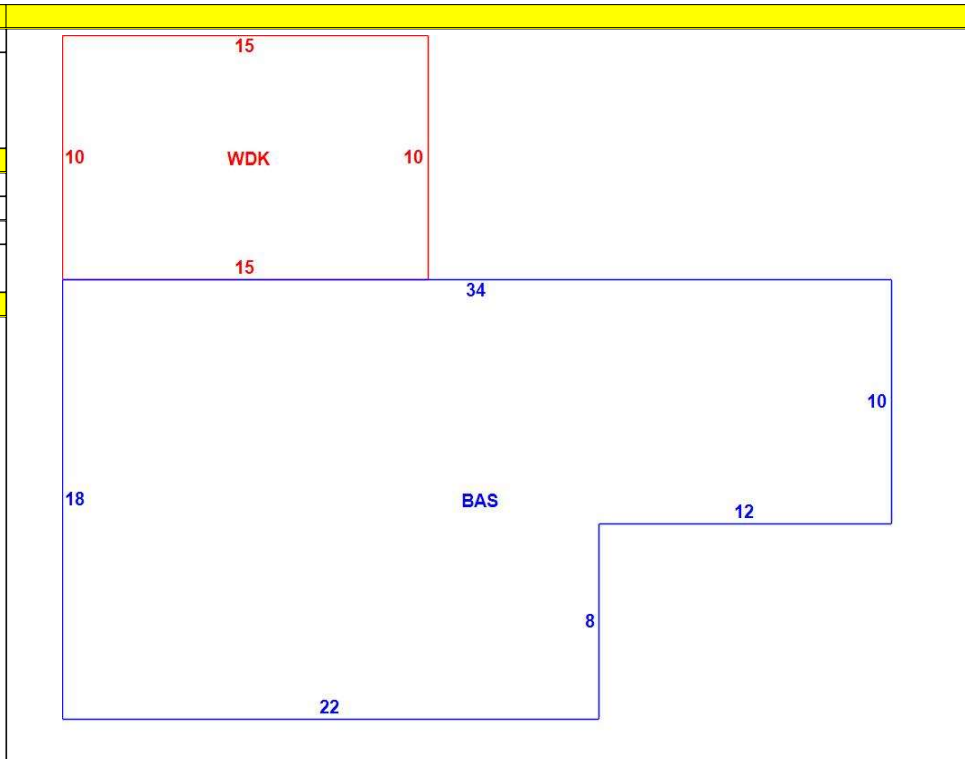
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-24-1	10-30-2024	835		5,600		0		Mass Save Project-- 816 sq ft	05-10-2023	TR	02		20	Sale Review	
EXPR-24-11	09-11-2024	835		7,400		0		Mass Save-- 4 hrs air sealing,	05-08-2020	WD			FR	Field Review	
									09-19-2017	SR	02		03	Cycl Insp Comp	
									02-06-2012	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	1090	Multi Hses M-01	RB	4	0.340 AC	176,344.00	2.53383	1.0000	5	1.00	0109	2.200		1.0000	983,011.9	334,200
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			334,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
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	2				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	110,001
Year Built	1952
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	77,000
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	1984		70		0.00	3,500
WDC	Wood Decking	L	150	20.00	1991		44		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	516	516	516	213.18	110,001
WDC	Wood Deck	0	150	0	0.00	0
Ttl Gross Liv / Lease Area		516	666	516		110,001

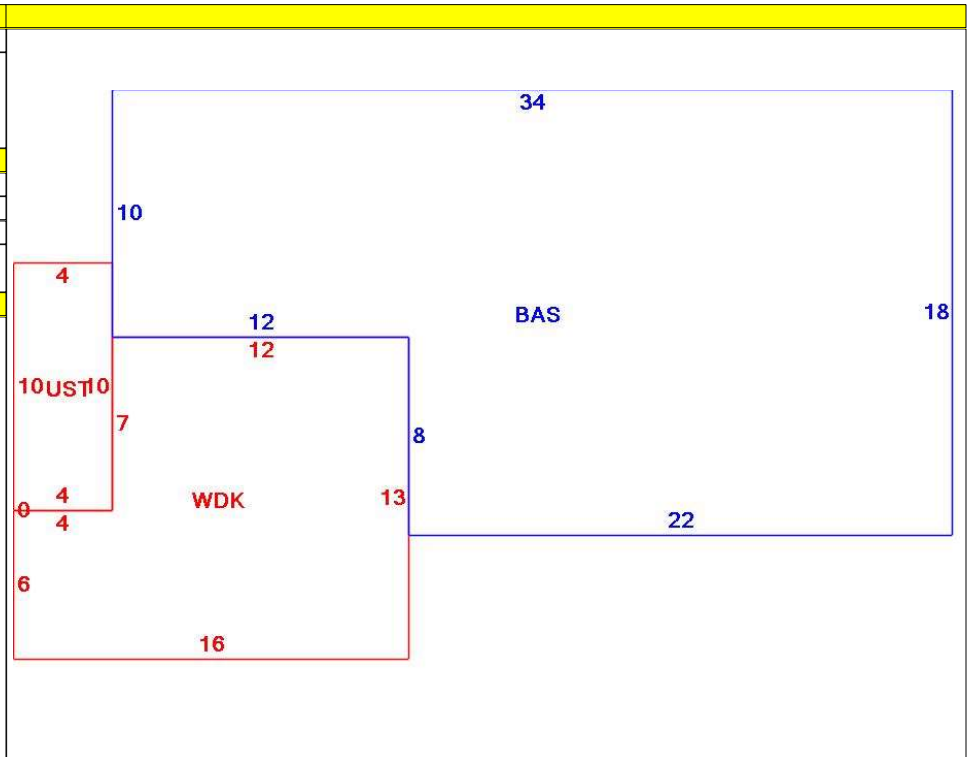


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WILLOUGHBY DEVELOPMENT LLC 1 RETROP ROAD NATICK MA 01760		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1090 1090	165,200 334,200	165,200 334,200	
				4	Gas															
		6	Septic					4		Total				499,400	499,400					
SUPPLEMENTAL DATA																				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 11 #DL 2 GIS ID F_986076_2695568					Plan Ref. 297/21 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)								
WILLOUGHBY DEVELOPMENT LLC CWYNAR, SUSAN TR CWYNAR, PHILIP J & SUSAN I			35208	073	06-24-2022	Q	I	555,000	00	2025	1090	165,200	2024	1090	166,400	2023	1090	147,500		
			22741	0084	03-11-2008	U	I	100	1A		1090	334,200			334,200			310,700		
			3853	0278	09-15-1983	Q	I	50,000	U	Total				499,400	Total		500,600	Total		458,200
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description	Number	Amount		Comm Int									
				Total		0.00								APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card) 154,000								
												Appraised Xf (B) Value (Bldg) 7,500								
												Appraised Ob (B) Value (Bldg) 3,700								
												Appraised Land Value (Bldg) 334,200								
												Special Land Value 0								
												Total Appraised Parcel Value 499,400								
												Valuation Method C								
												Total Appraised Parcel Value 499,400								
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					
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			
2	1090	Multi Hses M-01	RB	4	0 SF	0.00	1.00000	1.0000	5	1.00	0109	2.200			0.0000	0	0			
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.34	Total Land Value					0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
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Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	00	Typical			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		110,001
Year Built		1950
Effective Year Built		1985
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		70
RCNLD		77,000
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	1983		70		0.00	3,500
WDC	Wood Decking	L	180	20.00	1990		42		0.00	1,900
UST	Utility Storage-	B	40	17.11	1983		70		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	516	516	516	213.18	110,001
UST	Utility Enclosure	0	40	0	0.00	0
WDK	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		516	736	516		110,001

