

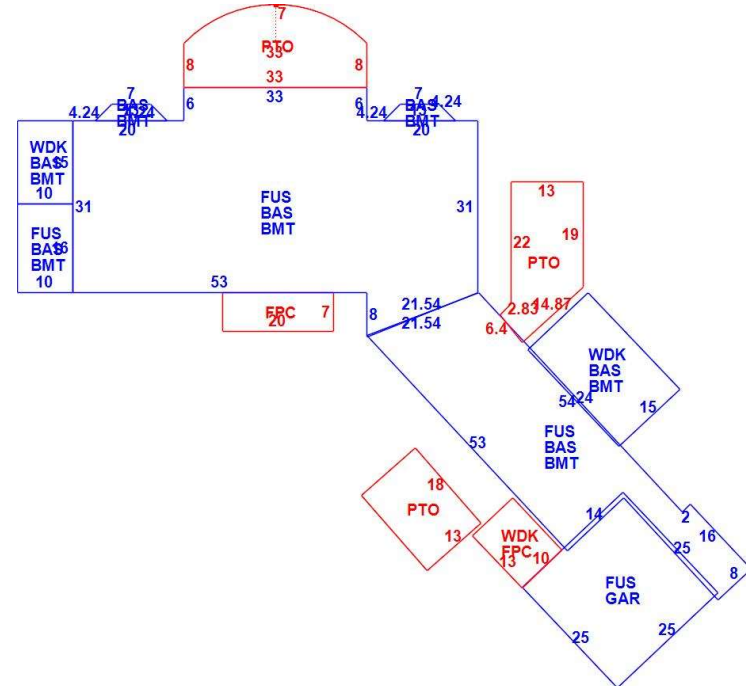
CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																																	
51 SUNSET POINT LLC C/O BURNS & LEVINSON LLP 125 HIGH STREET BOSTON MA 02110				1	Level	6	Septic	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed		801 FY2025 BARNSTABLE, MA																										
						2	Public Water			1	Excel View	RESIDNTL		1090	10,672,900		10,672,900																												
										7		RES LAND		1090	7,062,940		7,062,940																												
				SUPPLEMENTAL DATA										Total		17,735,840		17,735,840		VISION																									
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_951268_2685982						Plan Ref. Land Ct# 14852-A #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)																																
51 SUNSET POINT LLC MORRISSEY, ROBERT F &LYNCH,MICHA CLEARY, BARBARA M				C223164	0	07-29-2020		Q	I	13,750,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed																								
				C181640	0	11-20-2006		U	I	1		1A	2025	1090	10,672,900	2024	1090	4,582,100	2023	1090	6,596,500																								
				C72103	0	10-17-1977		U		0				1090	7,062,940		1090	7,062,940		1090	6,501,855																								
Total											17,735,840		Total		11,645,040		Total		13,098,355																										
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) 9,612,100 Appraised Xf (B) Value (Bldg) 226,200 Appraised Ob (B) Value (Bldg) 834,600 Appraised Land Value (Bldg) 7,062,940 Special Land Value 0 Total Appraised Parcel Value 17,735,840 Valuation Method C Total Appraised Parcel Value 17,735,840																																	
Nbhd		Nbhd Name			B			Tracing			Batch																																		
WF14											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																												
SHED-24-6	06-28-2024	863			0		0			Basement Partitions Hydro air system with ducts th Addition and renovation to the GUEST HOUSE ADDING ON Amend permit #20-3698 to incl Construct a four car, detached		05-22-2024	SR	01	6	13	CALL BACK																												
BLDR-24-52	05-20-2024	880	Alt-Int work-Res		3,000		0					05-09-2023	SR	01	6	13	CALL BACK																												
SM-23-117	02-08-2024	834	Sheet Metal		10,000		100					06-12-2020	WD			25	NO TRESPASSING																												
BLDR-22-12	10-21-2022	804	Addn Alt-Res		2,000,000	05-09-2023	40					04-05-2016	SR	02		03	Cycl Insp Comp																												
SM-21-43	04-05-2021	834	Sheet Metal		15,000	06-30-2022	100	06-30-2022				05-17-2012	RB	03		16	In Office Review																												
BLDR-21-25	03-08-2021	824	New Cons1-2fa		0	06-30-2022	100	06-30-2022																																					
BLDR-21-66	01-21-2021	882	Detached Acce		750,000	06-30-2022	100	06-30-2022																																					
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	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	WF14	28.000	WETLAND		WV1	1.0000	6,172,040	6,172,040																									
1	1090	Multi Hses	M-01	RF-1	3	2.200	AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000				1.0000	399,000	877,800																									
1	1090	Multi Hses	M-01	RF-1	3	5.800	AC	2,375.00	1.00000	0.9500	0	1.00	WTLD	1.000				1.0000	2,256.25	13,100																									
Total Card Land Units						9.00	AC	Parcel Total Land Area				9.00	Total Land Value						7,062,940																										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	S+	Superior Plus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	07	Mixed			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	6				
Half Baths	2				
Extra Fixtures					
Total Rooms	14	14 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	62	6 Full-2 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New			8,992,800
Year Built			2022
Effective Year Built			2023
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			1
Functional Obsol			0
External Obsol			0
Trend Factor			1
Condition			
Condition %			
Percent Good			99
RCNLD			8,902,900
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
FPL3	Fireplace 2 sto	B	2	7000.00			99		0.00	13,900
DKHD	Dock-Heavy	L	1	205000.0	2010		72		0.00	147,600
STRS	Stairs to Water	L	18	122.52	2010		72	X+	2.50	4,000
PATC	Conc Pavers	L	200	15.46	2021		97		0.00	3,300
PHS3	Pool Hs/Good,	L	1,104	180.00	2021		97	B	1.32	254,400
FGR4	Garage- Excell	L	1,152	80.00	2021		97	B+	1.40	125,200
GSQT	Guest Quarter	L	864	122.81	2021		97	B+	1.40	144,100
SPL3	Pool Gunite	L	1,000	75.00	2021		94	B	1.32	89,500
FPO	Ext FP Openin	B	1	2000.00			99		0.00	2,000
BMT	Basement-Unfi	B	4,433	26.01			99		0.00	89,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,433	4,433	4,433	1,007.60	4,466,691
BMT	Basement Area	0	4,433	0	0.00	0
FPC	Open Porch Conc. Floor	0	270	0	0.00	0
FUS	Upper Story	4,488	4,488	4,488	1,007.60	4,522,109
GAR	Attached Garage	0	625	0	0.00	0
PTO	Patio	0	981	0	0.00	0
WDK	Wood Deck	0	640	0	0.00	0
Ttl Gross Liv / Lease Area		8,921	15,870	8,921		8,988,800



05/22/2024

State Use 1090
Print Date 12/18/2024 11:48:31

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial									
Model	01	Residential									
Grade:	S+	Superior Plus									
Stories	2	2 Stories									
Exterior Wall 1	11	Clapboard				CONDO DATA					
Exterior Wall 2	14	Wood Shingle				Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor 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					
Heat Fuel	07	Mixed									
Heat Type	05	Hot Water									
AC Type	03	Central									
Bedrooms	05	5 Bedrooms									
Full Baths	6										
Half Baths	2										
Extra Fixtures											
Total Rooms	14	14 Rooms									
Bath Style											
Kitchen Style											
Occupancy											
Sewer Occupan	2										
Accessory Apt											
Foundation Alt	01	Poured Conc.									
Rms Prts											
Bath Split	62	6 Full-2 Half									
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	
GAR	Attached Gara	B	625	40.00			99		0.00	21,400	
FOPC	Open Prch-roo	B	270	55.00			99		0.00	10,300	
WDC	Wood Decking	L	130	20.00	2024		100		0.00	3,900	
BFA	Bsmt Fin-Avg	B	2,771	17.36			99		0.00	47,600	
GEN1	Large Generat	L	1	29300.00	2024		100		0.00	29,300	
PATF	Flagstone Pav	L	981	30.00	2024		100		0.00	26,500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
Ttl Gross Liv / Lease Area											

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION			
51 SUNSET POINT LLC C/O BURNS & LEVINSON LLP 125 HIGH STREET BOSTON MA 02110				1	Level	6	Septic	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed						
						2	Public Water			1	Excel View	RESIDNTL		1090	10,672,900		10,672,900						
										7		RES LAND		1090	7,062,940		7,062,940						
SUPPLEMENTAL DATA												Total17,735,84017,735,840											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_951268_2685982						Plan Ref. Land Ct# 14852-A #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)										
51 SUNSET POINT LLC MORRISSEY, ROBERT F &LYNCH,MICHA CLEARY, BARBARA M				C223164	0	07-29-2020	Q	I	13,750,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				C181640	0	11-20-2006	U	I	1		1A	2025	1090	10,672,900	2024	1090	4,582,100	2023	1090	6,596,500			
				C72103	0	10-17-1977	U		0				1090	7,062,940		1090	7,062,940		1090	6,501,855			
Total												Total17,735,840		Total		11,645,040		Total13,098,355					
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)9,612,100 Appraised Xf (B) Value (Bldg)226,200 Appraised Ob (B) Value (Bldg)834,600 Appraised Land Value (Bldg)7,062,940 Special Land Value0 Total Appraised Parcel Value17,735,840 Valuation MethodC Total Appraised Parcel Value17,735,840									
Nbhd		Nbhd Name			B			Tracing			Batch												
WF14											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				
														05-17-2022	SR	01		02	Bldg Permit Completed				
														05-17-2021	SR	01	6	13	CALL BACK				
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		3	SF		1.00000		5	1.00		1.000				0.0000			0				
Total Card Land Units					0.00	SF	Parcel Total Land Area					9.00	Total Land Value										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.75	1 3/4 Stories			
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	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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	1,152	26.01	2021		98		0.00	28,600
FOPC	Open Prch-roo	B	112	55.00	2021		98		0.00	4,900
WDK	Wood Deck	B	288	20.00	2021		98		0.00	5,600
FPLG	Gas Fireplace-	B	1	2500.00	2021		98		0.00	2,500
PATF	Flagstone Pav	L	216	30.00	2021		97		0.00	6,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,168	1,168	1,168	418.31	488,580	
BMT	Basement Area	0	1,152	0	0.00	0	
FPC	Open Porch Conc. Floor	0	112	0	0.00	0	
PTO	Patio	0	160	0	0.00	0	
TQS	Three Quarter Story	562	864	562	272.09	235,087	
WDK	Wood Deck	0	288	0	0.00	0	
Ttl Gross Liv / Lease Area		1,730	3,744	1,730		723,667	

