

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCC OYSTER LLC					7 Waterfront	Description	Code	Assessed	Assessed	
C/O CONNELL LIMITED PARTNERSHI					7	RESIDNTL	1010	5,177,600	5,177,600	
ONE INTERNATIONAL PL STE 3110						RES LAND	1010	4,977,600	4,977,600	
SUPPLEMENTAL DATA										
BOSTON MA 02110		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 1A, B,C,F & G #DL 2			Plan Ref. 542/80 Land Ct# #SR Life Estate PP STATU		Total			10,155,200
		GIS ID F_951264_2685354			Assoc Pid#					10,155,200

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 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCC OYSTER LLC	30836	0150	10-18-2017	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	
CONNELL, MARGOT C	30043	0292	10-28-2016	Q	I	7,620,000	00	2025	1010	5,177,600	2024	1010	4,831,300	
Z CROCKER LIMITED PARTNERSHIP	22702	0098	02-27-2008	U	I	0	1A		1010	4,977,600		1010	4,977,600	
Z CROCKER LP	18128	0032	01-15-2004	U	I	10	1B	Total						
Z CROCKER LP	18128	0030	01-15-2004	U	I	10	1B	10,155,200		Total		9,808,900	Total	8,742,100

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF14			OSTVIL

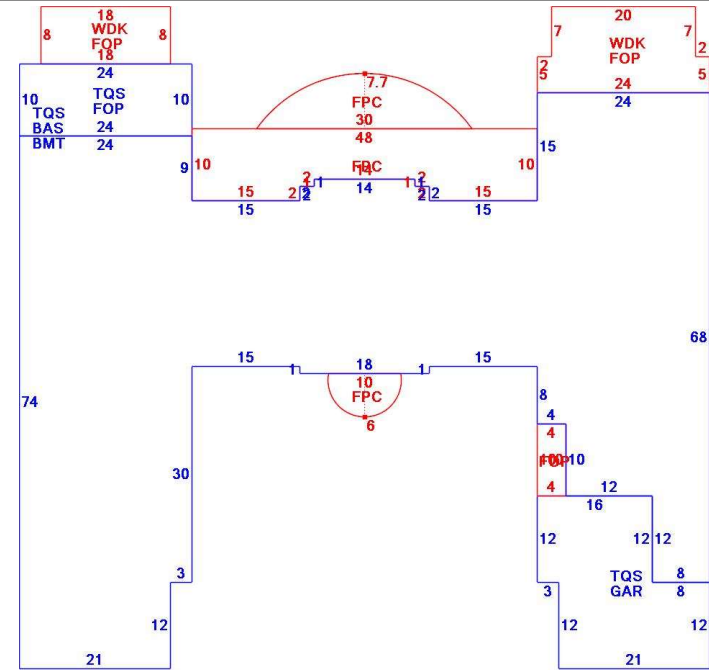
NOTES									

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			4,062,900
Appraised Xf (B) Value (Bldg)			208,100
Appraised Ob (B) Value (Bldg)			906,600
Appraised Land Value (Bldg)			4,977,600
Special Land Value			0
Total Appraised Parcel Value			10,155,200
Valuation Method			C
Total Appraised Parcel Value			10,155,200

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
18-394	02-15-2018	834	Sheet Metal	10,000	03-09-2018	100	06-30-2018	Main house duct work	06-12-2020	WD			25	NO TRESPASSING
18-393	02-15-2018	834	Sheet Metal	5,000	03-09-2018	100	06-30-2018	Concealed ducted heat pump i	08-22-2019	CK	22		22	Change of Address
18-392	02-15-2018	834	Sheet Metal	5,000	03-09-2018	100	06-30-2018	Concealed ducted heat pump i	06-17-2019	SR	01		02	Bldg Permit Completed
17-3646	10-23-2017	830	Pool - Inground	167,000	05-06-2019	100	06-30-2019	Installation of an inground swi	08-08-2018	SR	01		13	CALL BACK
17-1631	05-30-2017	804	Addn Alt-Res	25,000	03-09-2018	100	06-30-2018	retaining wall	09-27-2017	TR	03		16	In Office Review
17-1397	05-30-2017	882	Det Gar - Res	500,000	05-06-2019	100	06-30-2019	to construct a Gate House with	05-02-2016	SR	02		03	Cycl Insp Comp
17-1396	05-30-2017	882	Det Gar - Res	400,000	05-06-2019	100	06-30-2019	To Construct a 3-Car Carriage	07-20-2015	TP	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	RF-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF14	28.000		1.0000	4,937,632	4,937,600
1	1010	Single Fam M-0	RF-1	3	0.040	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	100
1	1010	Single Fam M-0	RF-1	3	0.100	AC 14,250.00	1.00000	1.0000	0	1.00	WF14	28.000		1.0000	399,000	39,900
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			4,977,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	X+	Exceptional PI			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	6				
Half Baths	2				
Extra Fixtures					
Total Rooms	10				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	62	6 Full-2 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New				4,276,695	
Year Built				2017	
Effective Year Built				2018	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				5	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				95	
RCNLD				4,062,900	
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
DKAV	Dock-Ave	L	1	100000.0	2004		70		0.00	70,000
WDC	Wood Decking	L	404	20.00	2018		98		0.00	7,600
FOPC	Open Prch-roo	B	642	55.00	2019		95		0.00	22,100
FOP	Open Porch-ro	B	644	55.00	2019		95		0.00	23,200
FPL3	Fireplace 2 sto	B	4	7000.00	2019		95		0.00	26,600
GAR	Attached Gara	B	444	40.00	2019		95		0.00	16,300
ELV1	Elevator-Res-	B	1	33159.00	2019		95		0.00	31,500
FPLG	Gas Fireplace-	B	2	2500.00	2019		95		0.00	4,800
GAR3	Det Gar-w/TQ	L	880	100.00	2017		93	X+	2.50	204,600
SPL3	Pool Gunite	L	800	75.00	2018		88	X+	2.50	132,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,312	4,312	4,312	565.50	2,438,436
BMT	Basement Area	0	4,312	0	0.00	0
FOP	Open Porch	0	684	0	0.00	0
FPC	Open Porch Conc. Floor	0	642	0	0.00	0
GAR	Attached Garage	0	444	0	0.00	0
TQS	Three Quarter Story	3,247	4,996	3,247	367.53	1,836,179
WDK	Wood Deck	0	404	0	0.00	0
Ttl Gross Liv / Lease Area		7,559	15,794	7,559		4,274,615



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								Year	Code	Assessed	Year	Code	Assessed
								2025	1010	5,177,600	2024	1010	4,831,300
									1010	4,977,600		1010	4,977,600
								Total		10,155,200	Total		9,808,900
								Total			Total		8,742,100

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
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Total Card Land Units						Parcel Total Land Area						Total Land Value					

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Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	07	Gambrel						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	08	Propane				Year Built					
Heat Type	05	Hot Water				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	6					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	10					External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	62	6 Full-2 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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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	
SPC1	Pool Cover-Au	L	800	17.53	2018		98		0.00	13,700	
PHS2	Pool Hs/Avg.pl	L	120	120.00	2018		94	X+	2.50	33,800	
FOPD	FOP-CONCR	L	280	31.41	2018		94	X+	2.50	15,100	
GDH	GUARD/GATE	L	1,734	89.04	2018		94	X+	2.50	362,800	
BMT	Basement-Unfi	B	4,312	26.01	2019		95		0.00	83,600	
GEN1	Large Generat	L	1	29300.00	2018		98		0.00	28,700	
FOPD	FOP-CONCR	L	312	31.41	2018		94	X+	2.50	16,400	
PATC	Conc Pavers	L	1,715	15.46	2018		99		0.00	21,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											