

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PIZZOTTI, DAVID & HEATHER								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
6 ELIZABETH WAY								RESIDENTL	1090	2,364,000	2,364,000	
LYNNFIELD MA 01940								RES LAND	1090	1,865,300	1,865,300	
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Plan Ref.		Land Ct#		15354-103				
Split Zonin				Life Estate		PP STATU		A:Active				
ResExpt Q NO APP:				Assoc Pid#								
#DL 1 LOT 113												
#DL 2												
GIS ID F_952304_2685176												

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PIZZOTTI, DAVID & HEATHER				C222387	0	04-30-2020	Q	I	3,000,000	00	Year	Code	Assessed	Year	Code	Assessed
HALEY, KATHLEEN POWERS				C188535	0	05-13-2009	Q	I	2,000,000	00	2025	1090	2,364,000	2024	1090	2,228,500
LAWRIE, RICHARD W & JUDITH P				C131732	0	10-20-1993	Q	I	775,000	U		1090	1,865,300	2023	1090	1,480,700
FISHER, RUTH J				C94972	0	01-06-1984	Q	I	500,000	U						
WELCH, PETER C				C85302	0	05-01-1981	Q	I	265,000	U						
Total										4,229,300	Total	4,093,800	Total	3,532,800		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

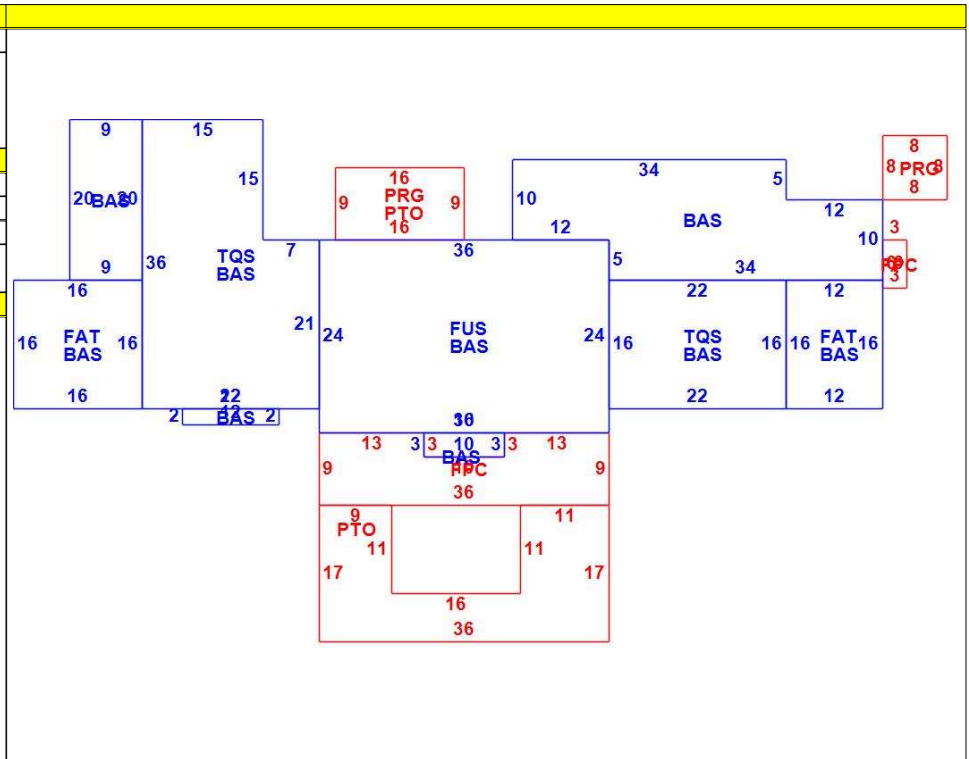
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ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0117				OSTVIL	Appraised Bldg. Value (Card)	2,153,700	
					Appraised Xf (B) Value (Bldg)	60,800	
					Appraised Ob (B) Value (Bldg)	149,500	
					Appraised Land Value (Bldg)	1,865,300	
					Special Land Value	0	
					Total Appraised Parcel Value	4,229,300	
					Valuation Method	C	
					Total Appraised Parcel Value	4,229,300	

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
20-2960	10-29-2020	880	Alt-Int work-Res	100,000	05-18-2021	100	06-30-2021	Remodel existing kitchen, dini	05-18-2021	SR	01		02	Bldg Permit Completed
201002473	06-17-2010	AD	Addition	550,000	05-16-2011	100	06-30-2011	NEW BOATHSE - 66X35 W DI	06-12-2020	WD			25	NO TRESPASSING
200905938	12-04-2009	DE	Demolish	1,000	05-16-2011	100	06-30-2011	1970'S GAR BLDG	09-19-2018	GC	03		16	In Office Review
200904724	10-23-2009	RE	Remodel	250,000	05-16-2011	100	06-30-2011	MBDRM/BTH;FLOORS;WIND	06-13-2018	LH	03		16	In Office Review
42211	11-04-1999	RE	Remodel	50,000	06-28-2000	100	01-01-2001	5X30 ADDN+DORM	07-27-2017	MLF	03		16	In Office Review
B25964	01-01-1984	AD	Addition	0	03-15-1985	100	06-30-1985	OS ADD'N	06-14-2016	SR	01		03	Cycl Insp Comp
B23429	09-01-1981	SP	Swimming Pool	0	01-15-1983	100	06-30-1983	OS POOL	01-12-2016	AL	22		22	Change of Address

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	0117	9.700		1.0000	1,710,536
Total Card Land Units					1.00	AC	Parcel Total Land Area					2.12	Total Land Value			1,710,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	14	Carpet			
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		2,005,283
			Year Built		1925
			Effective Year Built		1994
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		1,544,100
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1989		77		0.00	4,600
PHS2	Pool Hs/Avg.pl	L	468	120.00	2010		86	B	1.32	63,800
SPL3	Pool Gunite	L	480	75.00	2010		72	00	1.00	29,400
TEN	Tennis Court 7	L	7,200	6.84	1985		22	C	1.00	10,800
PRG1	Pergola-Avg	L	64	18.00	1985		22	C	1.00	300
PRG1	Pergola-Avg	L	144	18.00	1985		22	C	1.00	600
FNC5	FENCE-10'CH	L	270	34.35	1985		32		0.00	3,000
PATC	Conc Pavers	L	580	15.46	2006		87		0.00	7,500
PATC	Conc Pavers	L	1,572	15.46	2010		91		0.00	18,600
FOPC	Open Prch-roo	B	312	55.00	1989		77		0.00	9,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,155	3,155	3,155	421.19	1,328,853
FAT	Attic, Finished	67	448	67	62.99	28,220
FPC	Open Porch Conc. Floor	0	312	0	0.00	0
FUS	Upper Story	864	864	864	421.19	363,908
PRG	Pergola	0	208	0	0.00	0
PTO	Patio	0	580	0	0.00	0
TQS	Three Quarter Story	675	1,039	675	273.63	284,303
Ttl Gross Liv / Lease Area		4,761	6,606	4,761		2,005,284



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION						
PIZZOTTI, DAVID & HEATHER 6 ELIZABETH WAY LYNNFIELD MA 01940						Description	Code	Assessed	Assessed			RESIDNTL 1090 2,364,000 2,364,000 RES LAND 1090 1,865,300 1,865,300				
		SUPPLEMENTAL DATA				7	Total 4,229,300 4,229,300									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 113 #DL 2 GIS ID F_952304_2685176		Plan Ref. Land Ct# 15354-103 #SR Life Estate PP STATU A:Active 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
								2025	1090	2,364,000	2024	1090	2,228,500	2023	1090	2,052,100
									1090	1,865,300		1090	1,865,300		1090	1,480,700
								Total		4,229,300	Total		4,093,800	Total		3,532,800
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														
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	B	Tracing	Batch												
0117				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		
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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	A	Luxury									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						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	14	Carpet				Building Value New					
Heat Fuel	08	Propane				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	06	6 Bedrooms				Remodel Rating					
Full Baths	4					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style	02	Modernized				Condition					
Occupancy						Condition %					
Sewer Occupan	2					Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	09	Blk/Pour Ftgs				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	41	4 Full-1 Half				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	
PRG1	Pergola-Avg	L	216	18.00	2012		76	C	1.00	3,000	
GEN	Emergency Ge	L	1	5550.00	2020		92		0.00	5,100	
FNC7	Chain Link Gat	L	2	810.42	1985		32		0.00	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
PIZZOTTI, DAVID & HEATHER						Description	Code	Assessed	Assessed	
6 ELIZABETH WAY					7	RESIDNTL	1090	2,364,000	2,364,000	
SUPPLEMENTAL DATA						RES LAND	1090	1,865,300	1,865,300	
LYNNFIELD	MA	01940	Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 113 #DL 2		Plan Ref. Land Ct# 15354-103 #SR Life Estate PP STATU A:Active	Total		4,229,300	4,229,300	
GIS ID		F_952304_2685176		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIZZOTTI, DAVID & HEATHER	C222387	0	04-30-2020	Q	I	3,000,000	00	Year	Code	Assessed	Year	Code	Assessed			
HALEY, KATHLEEN POWERS	C188535	0	05-13-2009	Q	I	2,000,000	00	2025	1090	2,364,000	2024	1090	2,228,500			
LAWRIE, RICHARD W & JUDITH P	C131732	0	10-20-1993	Q	I	775,000	U		1090	1,865,300	2023	1090	2,052,100			
FISHER, RUTH J	C94972	0	01-06-1984	Q	I	500,000	U									
WELCH, PETER C	C85302	0	05-01-1981	Q	I	265,000	U									
Total								4,229,300		Total		4,093,800		Total		3,532,800

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0117			Batch OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			2,153,700
Appraised Xf (B) Value (Bldg)			60,800
Appraised Ob (B) Value (Bldg)			149,500
Appraised Land Value (Bldg)			1,865,300
Special Land Value			0
Total Appraised Parcel Value			4,229,300
Valuation Method			C
Total Appraised Parcel Value			4,229,300

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	RF-1	3	1.120	AC	14,250.00	1.00000	1.0000	0	1.00	0117	9.700		1.0000	138,225	154,800
Total Card Land Units					1.12	AC	Parcel Total Land Area					2.12	Total Land Value			154,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	75	Garage/Quarter			
Model	01	Residential			
Grade:	S	Superior			
Stories	2	2 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	05	Hot Water			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	2				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	11	1 Full-1 Half			
Building Value New					628,450
Year Built					2010
Effective Year Built					2020
Depreciation Code					G
Remodel Rating					
Year Remodeled					
Depreciation %					3
Functional Obsol					
External Obsol					
Trend Factor					1
Condition					
Condition %					97
Percent Good					
RCNLD					609,600
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
WDC	Wood Decking	L	80	20.00	2011		84		0.00	2,900
FOP	Open Porch-ro	B	48	55.00	2013		97		0.00	3,200
GAR	Attached Gara	B	1,564	40.00	2013		97		0.00	43,800
PAV1	PAVING-ASP	L	1,600	3.00	2011		84		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	416	416	416	383.44	159,509
FOP	Open Porch	0	48	0	0.00	0
FUS	Upper Story	964	964	964	383.44	369,631
GAR	Attached Garage	0	1,564	0	0.00	0
UHS	Half Story, Unfinished	0	864	259	114.94	99,310
WDK	Wood Deck	0	80	0	0.00	0
Ttl Gross Liv / Lease Area		1,380	3,936	1,639		628,450

