

State Use 1090
Print Date 12/19/2024 1:40:19 A

State Use 1090
Print Date 12/19/2024 1:40:20 A

[illegible]

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION																													
ZON, LEONARD I & SCHNEIDER, LYN 105 NAPLES ROAD BROOKLINEMA02446				1Level		6Septic		1Paved		7Waterfront		Description		Code		Assessed		Assessed																															
						2Public Water				1Excel View		RESIDNTL		1090		3,365,400		3,365,400																															
												RES LAND		1090		5,185,000		5,185,000																															
				SUPPLEMENTAL DATA																																													
				Alt Prcl ID				Plan Ref.				100/117 (SH 2)																																					
				Split Zonin				Land Ct#																																									
				BID Parcel				#SR																																									
				ResExpt Q				Life Estate																																									
				#DL 1UNNUM LOTS				PP STATU				A:Active																																					
				#DL 2																																													
				GIS ID				F_952533_2689600				Assoc Pid#																																					
												Total		8,550,400		8,550,400																																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																																	
																Year		Code		Assessed		Year		Code		Assessed V		Year		Code		Assessed																	
																2025		1090		3,365,400		2024		1090		1,672,600		2023		1090		1,371,800																	
																1090		5,185,000		1090		5,185,000		1090		4,736,200																							
																Total		8,550,400		Total		6,857,600		Total		6,108,000																							
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																Appraised Bldg. Value (Card)2,888,200 Appraised Xf (B) Value (Bldg)201,500 Appraised Ob (B) Value (Bldg)275,700 Appraised Land Value (Bldg)5,185,000 Special Land Value0 Total Appraised Parcel Value8,550,400 Valuation MethodC Total Appraised Parcel Value8,550,400																																	
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			
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 Plus									
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	03	Asph/F Gls/Cmp				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	08	Propane									
Heat Type	04	Hot Air									
AC Type	03	Central									
Bedrooms	03	3 Bedrooms									
Full Baths	3										
Half Baths	1										
Extra Fixtures											
Total Rooms	8	8 Rooms									
Bath Style											
Kitchen Style											
Occupancy											
Sewer Occupan	2										
Accessory Apt											
Foundation Alt	01	Poured Conc.									
Rms Prts											
Bath Split	31	3 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	
FPIT	Fire Pit	L	1	3010.00	2023		99	B	1.32	3,900	
PATF	Flagstone Pav	L	618	30.00	2023		99		0.00	17,500	
WDC	Deck comp w	L	192	28.00	2023		98		0.00	6,400	
SPL3	Pool Gunite	L	512	75.00	2023		98	A	1.58	66,400	
SPC1	Pool Cover-Au	L	512	17.53	2023		98		0.00	8,800	
SPH2	Pool Heater 50	L	1	3081.00	2023		98		0.00	3,000	
PATF	Flagstone Pav	L	784	30.00	2023		99		0.00	21,600	
BFA1	Bsmt Fin-Goo	B	1,525	32.56	2023		99		0.00	49,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION			
ZON, LEONARD I & SCHNEIDER, LYN 105 NAPLES ROAD BROOKLINE MA 02446				1	Level	6	Septic	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed						
						2	Public Water			1	Excel View	RESIDNTL		1090	3,365,400		3,365,400						
										7		RES LAND		1090	5,185,000		5,185,000						
SUPPLEMENTAL DATA																							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOTS #DL 2 GIS ID F_952533_2689600								Plan Ref. 100/117 (SH 2) Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#															
Total												8,550,400		8,550,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
ZON, LEONARD I & SCHNEIDER, LYND CASTLE, ROBERT L & DUCHESNEAU, D CASTLE, CAROL E TR CASTLE, CAROL E GENEEN, HAROLD S ESTATE OF				33654	56	01-07-2021	U	I	6,800,000		1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				33654	48	01-20-2018	U	I	0		1F	2025	1090	3,365,400	2024	1090	1,672,600	2023	1090	1,371,800			
				29789	0313	07-12-2016	U	I	100		1F		1090	5,185,000		1090	5,185,000		1090	4,736,200			
				12364	0104	06-25-1999	Q	I	3,450,000		00	Total		8,550,400	Total		6,857,600	Total		6,108,000			
EXEMPTIONS				OTHER ASSESSMENTS																			
Year	Code	Description			Amount		Code	Description			Number	Amount	Comm Int		This signature acknowledges a visit by a Data Collector or Assessor								
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B		Tracing			Batch			Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value										
WF14										OSTVIL													
NOTES																							
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments										Date	Id	Type	Is	Cd	Purpost/Result
																		05-08-2023	SR	02		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			SF		0.00000			1.00		1.000			0.0000			0					
Total Card Land Units					0.00	SF	Parcel Total Land Area					1.62	Total Land Value							0			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.15	1 Story w/FAT			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 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	1,614	26.01			99		0.00	37,000
FOP	Open Porch-ro	B	40	55.00			99		0.00	2,900
WDC	Wood Decking	L	36	20.00	2022		96		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,490	1,490	1,490	376.33	560,729				
BMT	Basement Area	0	1,490	0	0.00	0				
FOP	Open Porch	0	30	0	0.00	0				
TQS	Three Quarter Story	378	582	378	244.42	142,252				
UTQ	Unfinished Three-quarter story	0	716	358	188.16	134,726				
WDK	Wood Deck	0	36	0	0.00	0				

Ttl Gross Liv / Lease Area		1,868	4,344	2,226	837,707	
----------------------------	--	-------	-------	-------	---------	--

