

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WOLFE, THOMAS G & HYNES, CELE 110 CHERRY BROOK ROAD						7 Waterfront	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA	
						1 Excel View	RESIDNTL	1090	1,949,400	1,949,400		
						7 Golf Course	RES LAND	1090	5,242,900	5,242,900		
WESTON MA 02493			SUPPLEMENTAL DATA				Total		7,192,300	7,192,300	VISION	
			Alt Prcl ID	Plan Ref.		Land Ct# 15354-W						
			Split Zonin	Life Estate		PP STATU						
			BID Parcel	Assoc Pid#								
			ResExpt Q									
			#DL 1 LOT 1DD									
			#DL 2									
			GIS ID F_954222_2690513									

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	Year	Code	Assessed					
WOLFE, THOMAS G & HYNES, CELESTE	C194517	0	06-17-2011	Q	I	6,200,000	00	2025	1090	1,949,400	2024	1090	1,846,800	2023	1090	1,528,800
CHAMPA, MICHAEL A & MAUREEN O	C156932	0	03-17-2000	Q	I	5,198,000	00		1090	5,242,900		1090	5,242,900		1090	4,794,100
MCCLINCH, TERRANCE J & NANCY C	C150213	0	09-29-1998	Q	I	4,550,000	00									
DEPASQUA, VIRGINIA C	C139602	0	01-15-1996	U	I	10	A									
DEPASQUA, ROBERT & VIRGINIA	C138612	0	10-15-1995	Q	I	3,475,000	U									
Total								7,192,300	Total		7,089,700	Total		6,322,900		

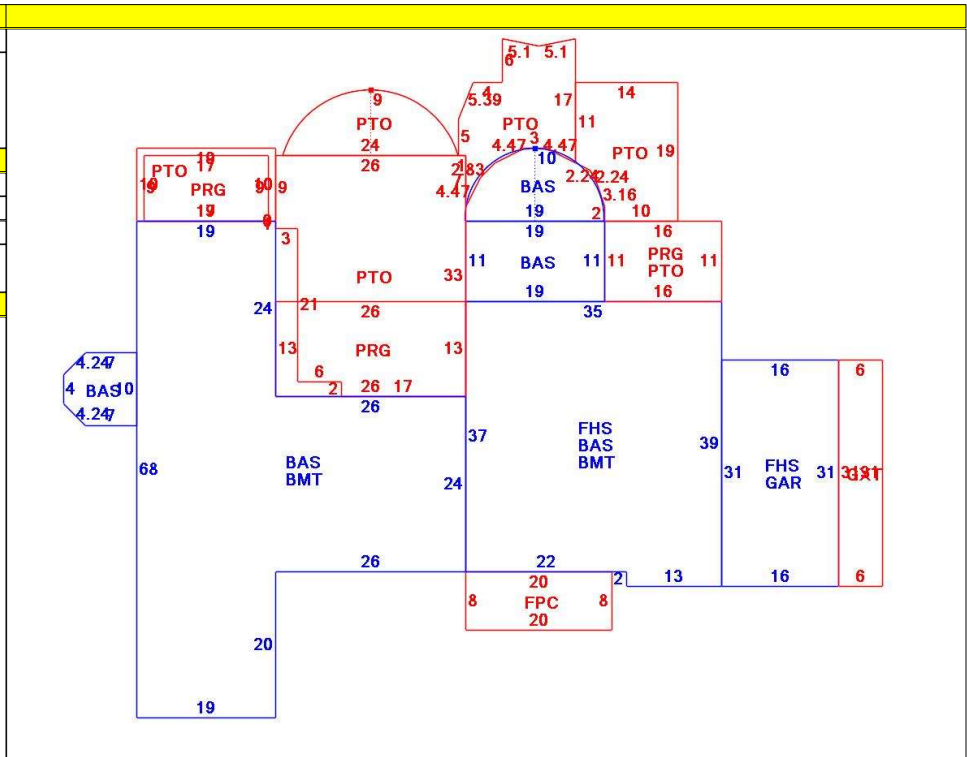
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 1,652,100				
							Appraised Xf (B) Value (Bldg) 112,500					
							Appraised Ob (B) Value (Bldg) 184,800					
							Appraised Land Value (Bldg) 5,242,900					
							Special Land Value 0					
							Total Appraised Parcel Value 7,192,300					
							Valuation Method C					
							Total Appraised Parcel Value 7,192,300					

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name					OSTVIL	
WF14							

NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
20-387	03-06-2020	880	Alt-Int work-Res	225,000	06-10-2020	100	06-30-2020	Partial gut of kitchen, relocate	06-17-2020	SR	02		02	Bldg Permit Completed	
18-4071	12-24-2018	880	Alt-Int work-Res	90,000	05-07-2019	100	06-30-2019	Remove finishes in existing ba	06-12-2020	WD			25	NO TRESPASSING	
201501208	03-11-2015	NR	New Roof	84,000	06-30-2015	100	06-30-2016	RE-ROOFING (STRIPPING O	07-08-2019	SR	02		02	Bldg Permit Completed	
71712	09-22-2003	RE	Remodel	20,000	04-05-2004	100	01-01-2004	2 OF 2	04-04-2019	EO	03		15	Abatement Review	
49302	10-16-2000	RA	Remodel-Additi	150,880	05-07-2001	100	01-01-2002		07-01-2016	SR	02		03	Cycl Insp Comp	
18625	10-16-1996	DG	Detached Gara	24,380	01-01-1997	100	01-01-1997		05-18-2015	JR	03		03	Cycl Insp Comp	
13577	03-01-1996	NS	New Siding	18,000	01-01-1997	100	01-01-1997		02-13-2014	JR	03		16	In Office Review	

LAND LINE VALUATION SECTION												Notes				Location Adjustmen		Adj Unit P		Land Value			
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj											
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					1.0000		4,937,632		4,937,600	
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.42	Total Land Value					4,937,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.5	1 1/2 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	04	Plywood Panel			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	6				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	60	6 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,407,027		
Year Built		1942			
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		1,083,400			
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	1989		77		0.00	3,900
FPO	Ext FP Openin	B	1	2000.00	1989		77		0.00	1,500
BFA1	Bsmt Fin-Goo	B	836	32.56	1989		77		0.00	21,000
DKHD	Dock-Heavy	L	1	205000.0	1995		52		0.00	106,600
SPL3	Pool Gunite	L	630	75.00	1993		38	00	1.00	19,000
PATC	Conc Pavers	L	1,765	15.46	1996		77		0.00	17,500
FOPC	Open Prch-roo	B	160	55.00	1989		77		0.00	4,900
GAR	Attached Gara	B	496	40.00	1989		77		0.00	14,200
BMT	Basement-Unfi	B	3,237	26.01	1989		77		0.00	51,600
FPL2	Fireplace 1.5 s	B	1	6000.00	1989		77		0.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,688	3,688	3,688	306.08	1,128,805
BMT	Basement Area	0	3,237	0	0.00	0
FHS	Half Story	909	1,817	909	153.12	278,222
FPC	Open Porch Conc. Floor	0	160	0	0.00	0
GAR	Attached Garage	0	496	0	0.00	0
GXT	Gar Extension-Front	0	186	0	0.00	0
PRG	Pergola	0	667	0	0.00	0
PTO	Patio	0	1,765	0	0.00	0
Ttl Gross Liv / Lease Area		4,597	12,016	4,597		1,407,027



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WOLFE, THOMAS G & HYNES, CELE 110 CHERRY BROOK ROAD WESTON MA 02493					7 Waterfront	Description	Code	Assessed	Assessed
					1 Excel View	RESIDNTL	1090	1,949,400	1,949,400
					7 Golf Course	RES LAND	1090	5,242,900	5,242,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1DD #DL 2 GIS ID F_954222_2690513				Plan Ref. Land Ct# 15354-W #SR Life Estate PP STATU Assoc Pid#					
						Total		7,192,300	7,192,300

801
 FY2025
 BARNSTABLE, MA

VISION

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	1,949,400	2024	1090	1,846,800	2023	1090	1,528,800
									1090	5,242,900		1090	5,242,900		1090	4,794,100
								Total		7,192,300	Total		7,089,700	Total		6,322,900

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

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF14			OSTVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,652,100
Appraised Xf (B) Value (Bldg)	112,500
Appraised Ob (B) Value (Bldg)	184,800
Appraised Land Value (Bldg)	5,242,900
Special Land Value	0
Total Appraised Parcel Value	7,192,300
Valuation Method	C
Total Appraised Parcel Value	7,192,300

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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	07	Modern/Contemp									
Model	01	Residential									
Grade:	B+	Custom Plus									
Stories	1.5	1 1/2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C	Ownr	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	04	Plywood Panel				Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	6					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan	2					Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	60	6 Full-0 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	
JCZI	Jacuzzi Outsid	L	1	9822.00	1993		48		0.00	4,700	
GEN1	Large Generat	L	1	29300.00	2008		78		0.00	22,900	
STRS	Stairs to Water	L	8	122.52	1995		42	C	1.00	400	
PRG1	Pergola-Avg	L	667	18.00	1996		44	C	1.00	5,300	
GXT	Garage Extens	B	186	65.00	1989		77		0.00	9,300	
PATC	Conc Pavers	L	365	15.46	1993		74		0.00	4,100	
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			
WOLFE, THOMAS G & HYNES, CELE 110 CHERRY BROOK ROAD					7 Waterfront	Description	Code	Assessed	Assessed
					1 Excel View	RESIDNTL	1090	1,949,400	1,949,400
					7 Golf Course	RES LAND	1090	5,242,900	5,242,900
WESTON MA 02493		SUPPLEMENTAL DATA							
		Alt Prcl ID	Split Zonin	Plan Ref.	Land Ct# 15354-W				
		BID Parcel	ResExpt Q	Life Estate	PP STATU				
#DL 1	LOT 1DD								
#DL 2									
GIS ID	F_954222_2690513			Assoc Pid#					
						Total		7,192,300	7,192,300

801
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 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WOLFE, THOMAS G & HYNES, CELESTE	C194517	0	06-17-2011	Q	I	6,200,000	00	Year	Code	Assessed	Year	Code	Assessed			
CHAMPA, MICHAEL A & MAUREEN O	C156932	0	03-17-2000	Q	I	5,198,000	00	2025	1090	1,949,400	2024	1090	1,846,800			
MCCLINCH, TERRANCE J & NANCY C	C150213	0	09-29-1998	Q	I	4,550,000	00		1090	5,242,900		1090	5,242,900			
DEPASQUA, VIRGINIA C	C139602	0	01-15-1996	U	I	10	A									
DEPASQUA, ROBERT & VIRGINIA	C138612	0	10-15-1995	Q	I	3,475,000	U									
								Total		7,192,300	Total		7,089,700	Total		6,322,900

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

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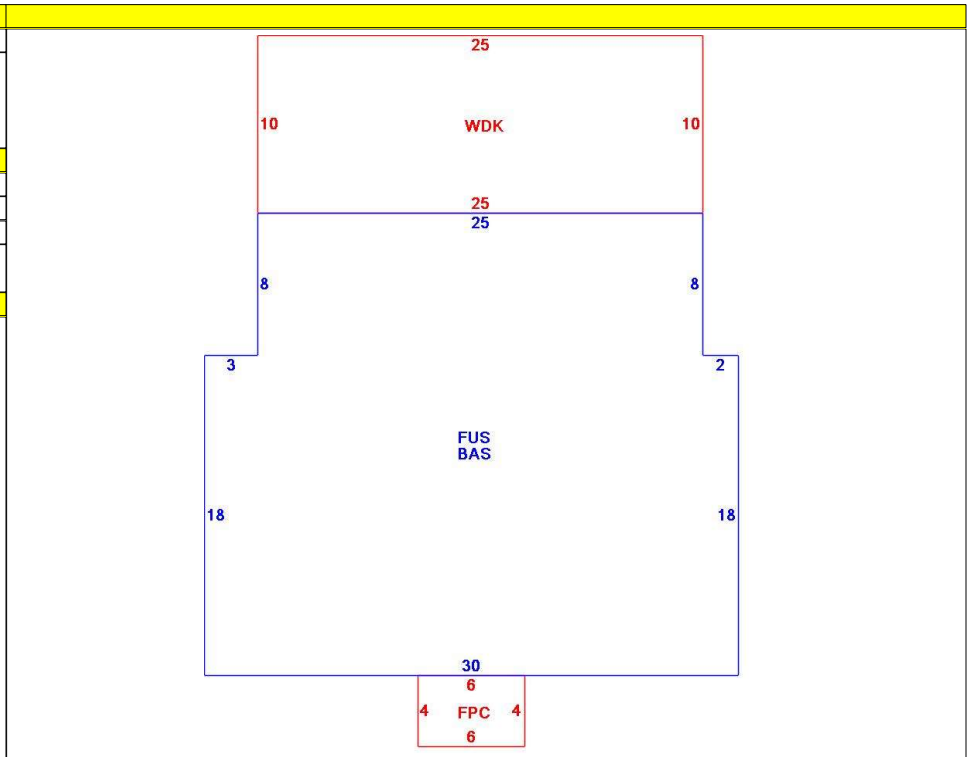
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF14			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,652,100
Appraised Xf (B) Value (Bldg)	112,500
Appraised Ob (B) Value (Bldg)	184,800
Appraised Land Value (Bldg)	5,242,900
Special Land Value	0
Total Appraised Parcel Value	7,192,300
Valuation Method	C
Total Appraised Parcel Value	7,192,300

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	0.420 AC	14,250.00	1.82164	1.0000	0	1.00	WF14	28.000		1.0000	726,836.9	305,300
Total Card Land Units					0.42	AC	Parcel Total Land Area					1.42	Total Land Value			305,300

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	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	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
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		638,938			
Year Built		2000			
Effective Year Built		2010			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		11			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		89			
RCNLD		568,700			
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	250	20.00	2009		80		0.00	4,300
FOPC	Open Prch-roo	B	24	55.00	2008		89		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	740	740	740	431.72	319,469
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
FUS	Upper Story	740	740	740	431.72	319,469
WDK	Wood Deck	0	250	0	0.00	0
Ttl Gross Liv / Lease Area		1,480	1,754	1,480		638,938

