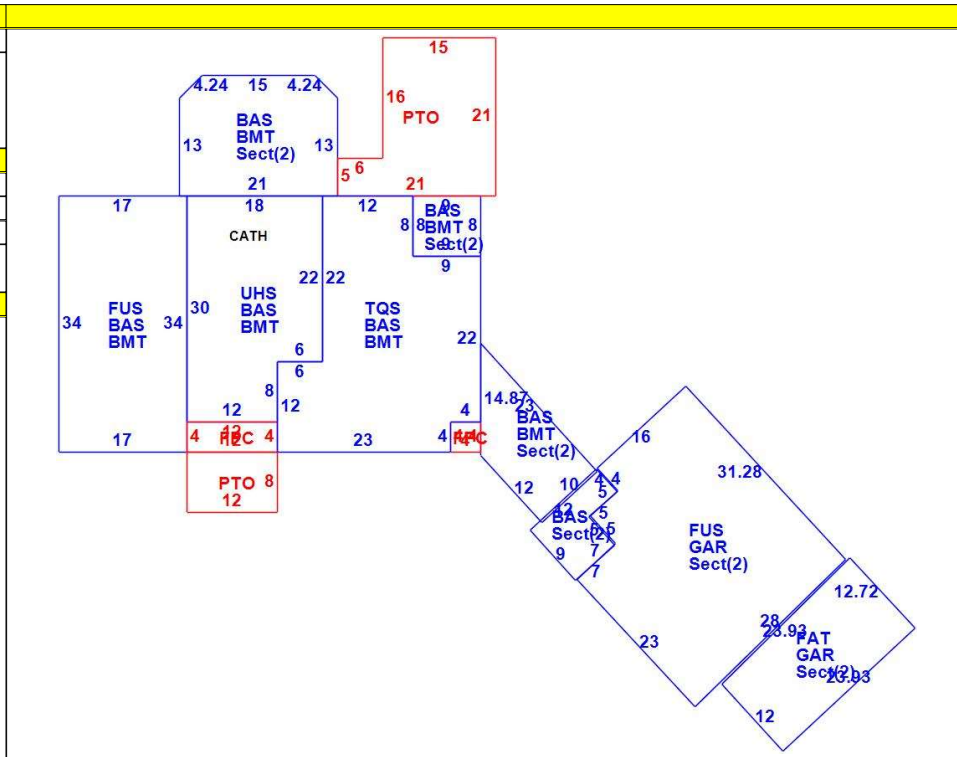


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>							
HOBSON, KAREN E TR COTUIT PROPERTY TRUST AGREEM 68 BLACK ROCK DRIVE						Description	Code	Assessed	Assessed								
HINGHAM MA 02043					2	RESIDENTL RES LAND	1010 1010	1,869,300 425,000	1,869,300 425,000								
<b>SUPPLEMENTAL DATA</b>																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1A #DL 2 GIS ID F_952617_2694169		Plan Ref. 459/54 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#				Total		2,294,300	2,294,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HOBSON, KAREN E TR		36044 251	10-20-2023	U	I	4,150,000	1	Year	Code	Assessed	Year	Code	Assessed				
DEGRAAN, EDWARD F & PATRICIA A		32092 0210	06-17-2019	U	I	1,050,000	1	2025	1010	1,869,300	2024	1010	1,482,600				
WHITTIER, VICKY LEIGH		31867 0133	01-17-2019	U	I	0	1F		1010	425,000		1010	425,000				
WHITTIER, DUNCAN RICHMAN & VICKY		22134 0160	06-25-2007	U	I	1	1A										
WHITTIER, JAMES Y		8161 0131	08-17-1992	U	V	1	A										
Total								Total	2,294,300	Total	1,907,600	Total	1,599,100				
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						<b>APPRAISED VALUE SUMMARY</b>											
Nbhd	Nbhd Name		B	Tracing		Batch											
0109						COTUIT											
NOTES												Appraised Bldg. Value (Card)		1,462,600			
												Appraised Xf (B) Value (Bldg)		129,900			
												Appraised Ob (B) Value (Bldg)		276,800			
												Appraised Land Value (Bldg)		425,000			
												Special Land Value		0			
												Total Appraised Parcel Value		2,294,300			
												Valuation Method		C			
												Total Appraised Parcel Value		2,294,300			
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			
BLDR-23-12	09-26-2023	880	Alt-Int work-Res	30,000	10-19-2023	100	06-30-2024	Finishing a portion of the unfini	09-30-2024	CK	03		16	In Office Review			
20-1210	05-29-2020	882	Det Gar - Res	50,000	01-15-2021	100	06-30-2021	Build 10'x20' cabana, baseme	04-29-2024	TR	03		16	In Office Review			
19-3643	12-04-2019	830	Pool - Inground	85,037	01-15-2021	100	06-30-2021	20' x 40' Gunite Pool with auto	01-15-2021	SR	01		02	Bldg Permit Completed			
19-3626	11-22-2019	804	Addn Alt-Res	788,000	01-15-2021	100	06-30-2021	remodel 2 bedrooms, 2 baths,	01-28-2020	SR	01		13	CALL BACK			
200765982	11-08-2007	DW	Dwelling	400,000	01-14-2009	100	06-30-2009		01-28-2020	SR	01		13	CALL BACK			
												01-09-2020	CK	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	2	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000	
1	1010	Single Fam M-0	RF	2	1.180 AC	14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	37,000	
Total Card Land Units					2.18 AC	Parcel Total Land Area					2.18	Total Land Value					425,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	A-	Luxury Minus			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,462,678
			Year Built		2008
			Effective Year Built		2024
			Depreciation Code		E
			Remodel Rating		05
			Year Remodeled		2019
			Depreciation %		0
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		100
			RCNLD		1,462,600
			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
FPLG	Gas Fireplace-	B	1	2500.00	2012		100		0.00	2,500
FOPC	Open Prch-roo	B	64	55.00	2012		100		0.00	3,400
BMT	Basement-Unfi	B	1,768	26.01	2012		100		0.00	40,300
PATF	Flagstone Pav	L	96	30.00	2008		84		0.00	2,900
GEN1	Large Generat	L	1	29300.00	2020		92		0.00	27,000
SPL3	Pool Gunite	L	800	75.00	2020		100	A	1.58	94,800
SPH3	Pool Heater 80	L	1	4116.00	2020		92		0.00	3,800
SPC1	Pool Cover-Au	L	800	17.53	2020		92	C	0.00	12,900
PATF	Flagstone Pav	L	1,889	30.00	2020		96		0.00	44,900
PATF	Flagstone Pav	L	345	30.00	2020		96		0.00	9,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,768	1,768	1,768	328.54	580,866
BMT	Basement Area	0	1,768	0	0.00	0
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
FUS	Upper Story	578	578	578	328.54	189,898
PTO	Patio	0	441	0	0.00	0
TQS	Three Quarter Story	454	698	454	213.69	149,159
UHS	Half Story, Unfinished	0	492	148	98.83	48,625
Ttl Gross Liv / Lease Area		2,800	5,809	2,948		968,548



1.15.2021

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOBSON, KAREN E TR COTUIT PROPERTY TRUST AGREEM 68 BLACK ROCK DRIVE						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
HINGHAM MA 02043						RESIDNTL	1010	1,869,300	1,869,300	
					2	RES LAND	1010	425,000	425,000	<b>VISION</b>
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1A #DL 2 GIS ID F_952617_2694169		Plan Ref. 459/54 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#				Total		2,294,300	2,294,300	

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	1010	1,869,300	2024	1010	1,482,600	2023	1010	1,200,600
									1010	425,000		1010	425,000		1010	398,500
								Total		2,294,300	Total		1,907,600	Total		1,599,100

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						
									Appraised Bldg. Value (Card) 1,462,600						
Total									Appraised Xf (B) Value (Bldg) 129,900						
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 276,800							
Nbhd	Nbhd Name		B	Tracing			Batch	Appraised Land Value (Bldg) 425,000							
0109							COTUIT	Special Land Value 0							
NOTES								Total Appraised Parcel Value 2,294,300							
								Valuation Method C							
								Total Appraised Parcel Value 2,294,300							

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							



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>							
HOBSON, KAREN E TR COTUIT PROPERTY TRUST AGREEM 68 BLACK ROCK DRIVE						Description	Code	Assessed	Assessed								
HINGHAM MA 02043					2	RESIDENTL RES LAND	1010 1010	1,869,300 425,000	1,869,300 425,000								
<b>SUPPLEMENTAL DATA</b>																	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1A #DL 2 GIS ID F_952617_2694169		Plan Ref. 459/54 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#		Total 2,294,300 2,294,300											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HOBSON, KAREN E TR		36044 251	10-20-2023	U	I	4,150,000	1	Year	Code	Assessed	Year	Code	Assessed				
DEGRAAN, EDWARD F & PATRICIA A		32092 0210	06-17-2019	U	I	1,050,000	1	2025	1010	1,869,300	2024	1010	1,482,600				
WHITTIER, VICKY LEIGH		31867 0133	01-17-2019	U	I	0	1F		1010	425,000		1010	425,000				
WHITTIER, DUNCAN RICHMAN & VICKY		22134 0160	06-25-2007	U	I	1	1A										
WHITTIER, JAMES Y		8161 0131	08-17-1992	U	V	1	A										
						Total		2,294,300	Total	1,907,600	Total	1,599,100					
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											
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			1,462,600					
0109							COTUIT		Appraised Xf (B) Value (Bldg)			129,900					
						Appraised Ob (B) Value (Bldg)						276,800					
						Appraised Land Value (Bldg)						425,000					
						Special Land Value						0					
						Total Appraised Parcel Value						2,294,300					
						Valuation Method						C					
						Total Appraised Parcel Value						2,294,300					
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			
BLDR-23-12	09-26-2023	880	Alt-Int work-Res	30,000	10-19-2023	100	06-30-2024	Finishing a portion of the unfini	09-30-2024	CK	03		16	In Office Review			
20-1210	05-29-2020	882	Det Gar - Res	50,000	01-15-2021	100	06-30-2021	Build 10'x20' cabana, baseme	04-29-2024	TR	03		16	In Office Review			
19-3643	12-04-2019	830	Pool - Inground	85,037	01-15-2021	100	06-30-2021	20' x 40' Gunite Pool with auto	01-15-2021	SR	01		02	Bldg Permit Completed			
19-3626	11-22-2019	804	Addn Alt-Res	788,000	01-15-2021	100	06-30-2021	remodel 2 bedrooms, 2 baths,	01-28-2020	SR	01		13	CALL BACK			
200765982	11-08-2007	DW	Dwelling	400,000	01-14-2009	100	06-30-2009		01-28-2020	SR	01		13	CALL BACK			
						01-09-2020						CK	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	2	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000	
1	1010	Single Fam M-0	RF	2	1.180 AC	14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	37,000	
Total Card Land Units					2.18 AC	Parcel Total Land Area					2.18	Total Land Value					425,000

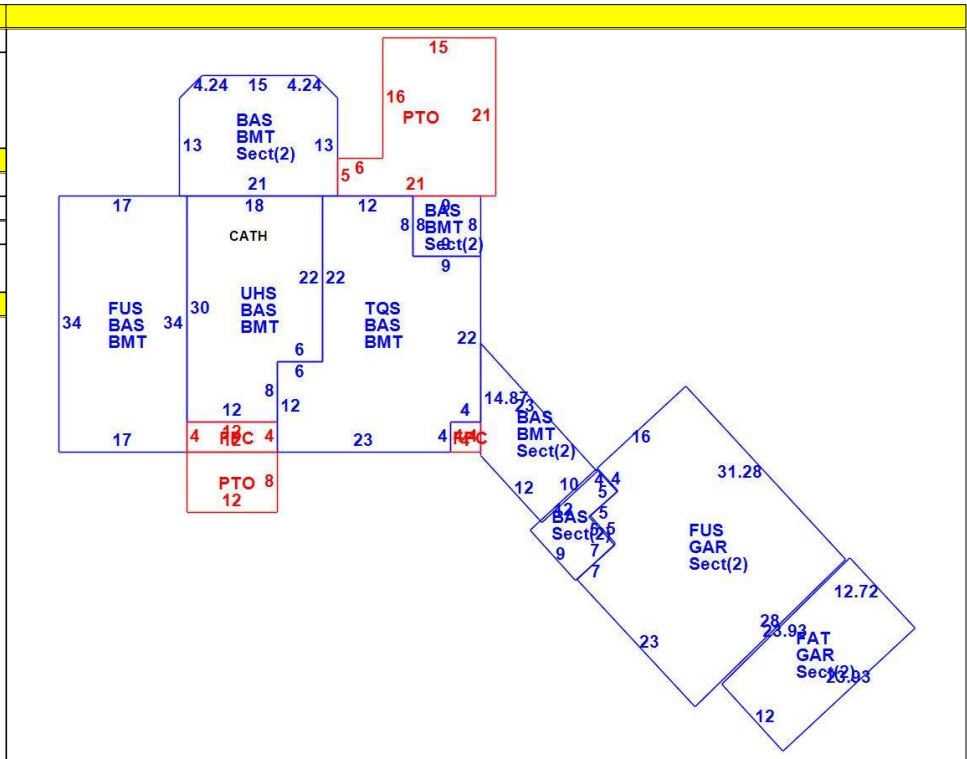
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	2	2 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id	C	Owne	0.0	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		1,462,678
Year Built		2019
Effective Year Built		2024
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		0
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		100
RCNLD		1,462,600
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
BMT	Basement-Unfi	B	574	26.01	2019		100		0.00	18,600
GAR	Attached Gara	B	1,101	40.00	2019		100		0.00	33,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	657	657	657	328.54	215,853
BMT	Basement Area	0	574	0	0.00	0
FAT	Attic, Finished	44	296	44	48.84	14,456
FUS	Upper Story	803	803	803	328.54	263,821
GAR	Attached Garage	0	1,099	0	0.00	0
Ttl Gross Liv / Lease Area		1,504	3,429	1,504		494,130



1.15.2021