

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROTHSTEIN, DIANE L TR 431 BAXTER'S NECK REALTY TRUST 45 WOLCOTT WOODS LANE						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
MILTON MA 02186					6	RESIDNTL	1010	1,541,300	1,541,300	
<b>SUPPLEMENTAL DATA</b>										<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 7A #DL 2 GIS ID F_954422_2696290				Plan Ref. 460/43 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		2,669,900	2,669,900	

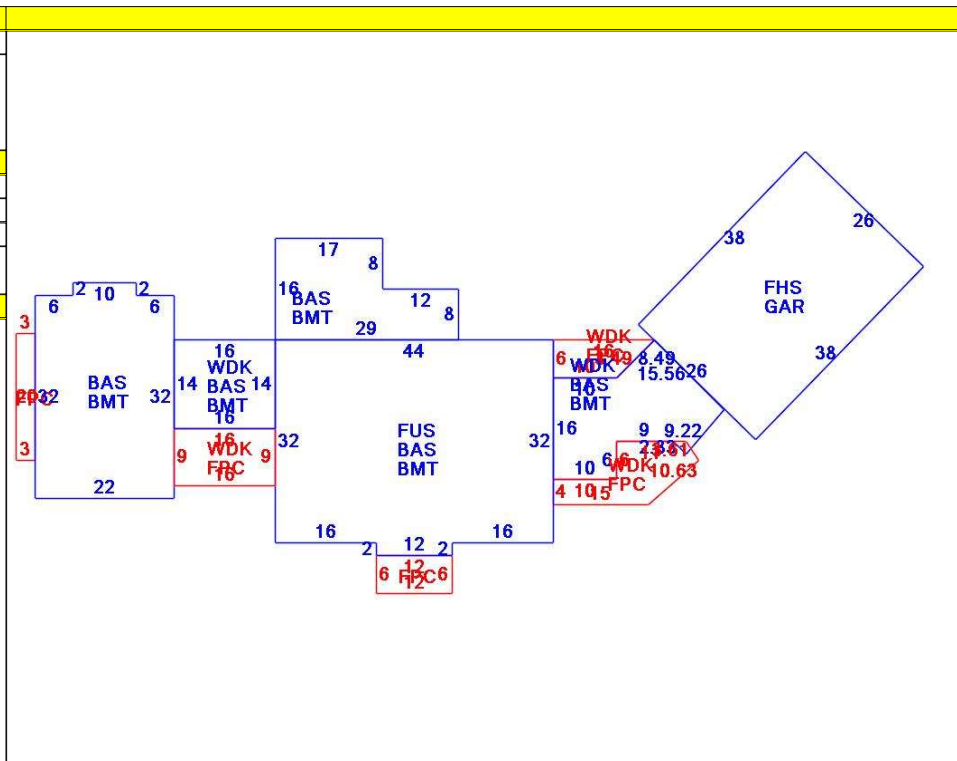
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROTHSTEIN, DIANE L TR		17071 0126	06-11-2003	Q	I	2,300,000	00	Year	Code	Assessed	Year	Code	Assessed
CALLAHAN, RICHARD P TR		8726 0177	08-15-1993	U	I	1	B	2025	1010	1,541,300	2024	1010	1,368,100
CALLAHAN, RICHARD P TR		4136 0184	06-15-1984	Q	I	2,500,000	U		1010	1,128,600	2023	1010	1,026,000
						Total		Total		2,496,700	Total		2,200,300

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) 1,377,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 106,400				
<b>ASSESSING NEIGHBORHOOD</b>							Appraised Ob (B) Value (Bldg) 57,300					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 1,128,600				
0115						MARSTM		Special Land Value 0				
<b>NOTES</b>							Total Appraised Parcel Value 2,669,900					
							Valuation Method C					
							Total Appraised Parcel Value 2,669,900					

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
44972	03-24-2000	DW	Dwelling	209,680	05-29-2000	100	01-01-2003		08-05-2024	AG	22		22	Change of Address
									06-08-2020	WD			FR	Field Review
									05-29-2019	SR	01		03	Cycl Insp Comp
									08-20-2015	JR	03		20	Sale Review
									02-14-2013	JR	03		16	In Office Review
									02-17-2011	JR	03		16	In Office Review
									11-15-2005	PT	02		01	Meas/Est

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	3	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0115	6.400		1.0000	1,128,601	1,128,600
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			1,128,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B	Custom			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	2				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	42	4 Full-2 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				1,530,696	
Year Built				2002	
Effective Year Built				2011	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				10	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				90	
RCNLD				1,377,600	
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
FPL1	Fireplace 1 sto	B	1	5000.00	2009		90		0.00	4,500
SPL3	Pool Gunite	L	600	75.00	2002		56	00	1.00	26,900
WDC	Wood Decking	L	931	20.00	2006		74		0.00	12,400
PAT2	Patio-Good	L	1,000	9.94	2006		87		0.00	7,800
FOPC	Open Prch-roo	B	493	55.00	2009		90		0.00	16,400
GAR	Attached Gara	B	988	40.00	2009		90		0.00	27,600
BMT	Basement-Unfi	B	3,094	26.01	2009		90		0.00	57,900
SPH2	Pool Heater 50	L	1	3081.00	2006		74		0.00	2,300
GEN	Emergency Ge	L	1	5550.00	2006		74		0.00	4,100
PAT1	Patio- Average	L	200	5.89	2006		87		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,095	3,095	3,095	304.63	942,838
BMT	Basement Area	0	3,095	0	0.00	0
FHS	Half Story	494	988	494	152.32	150,489
FPC	Open Porch Conc. Floor	0	493	0	0.00	0
FUS	Upper Story	1,432	1,432	1,432	304.63	436,234
GAR	Attached Garage	0	988	0	0.00	0
WDK	Wood Deck	0	932	0	0.00	0
Ttl Gross Liv / Lease Area		5,021	11,023	5,021		1,529,561



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MILTON MA 02186					6	RESIDNTL	1010	1,541,300	1,541,300							
						RES LAND	1010	1,128,600	1,128,600							
SUPPLEMENTAL DATA						Total				2,669,900	2,669,900					
Alt Prcl ID		Split Zonin		Plan Ref. 460/43												
BID Parcel		ResExpt Q		Land Ct#												
#DL 1 LOT 7A		#DL 2		#SR												
GIS ID F_954422_2696290		Assoc Pid#		Life Estate												
				PP STATU												
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										1010	1,128,600		1010	1,128,600		
									Total		2,669,900	Total		2,496,700		
									Total		2,200,300	Total		2,200,300		
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Total																
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0115						MARSTM										
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												Appraised Ob (B) Value (Bldg)			57,300	
												Appraised Land Value (Bldg)			1,128,600	
												Special Land Value			0	
												Total Appraised Parcel Value			2,669,900	
												Valuation Method			C	
												Total Appraised Parcel Value			2,669,900	
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Roof Cover	10	Wood Shingle				Adjust Type	Code	Description		Factor%	
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Interior Wall 2						Condo Unit					
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Heat Type	04	Hot Air				Effective Year Built					
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Half Baths	2					Depreciation %					
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Total Rooms	10	10 Rooms				External Obsol					
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Occupancy						Condition %					
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Accessory Apt						RCNLD					
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Bath Split	42	4 Full-2 Half				Misc Imp Ovr					
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						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PRG1	Pergola-Avg	L	180	18.00	2006		64	B	1.32	2,700	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											