

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
7 EEL RIVER ROAD LLC 144 WEST NEWTON STREET BOSTON MA 02118		1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	1,047,400	1,047,400		
			2 Public Water			RES LAND	1010	2,078,300	2,078,300		
SUPPLEMENTAL DATA						Total				3,125,700	3,125,700
Alt Prcl ID		Split Zonin		Plan Ref. 70/19							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 7		#DL 2		Life Estate							
GIS ID F_959197_2689294		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
7 EEL RIVER ROAD LLC		28030	0282	03-13-2014	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NELSON, KERRY L		24354	0334	02-08-2010	U	I	1	1A	2025	1010	1,047,400	2024	1010	987,100	2023	1010	833,100
NELSON, LYNNE J TR		23344	0203	12-30-2008	Q	I	2,700,000	00		1010	2,078,300			2,078,300		1010	1,662,600
HARRISON, GEORGE A & CYNTHIA H		13256	0001	09-22-2000	U	I	2,170,000	1									
CRONIN, KEVIN & MICHAEL TRS		9770	0066	07-26-1995	U	I	0	1A									
Total									3,125,700		Total		3,065,400		Total		2,495,700

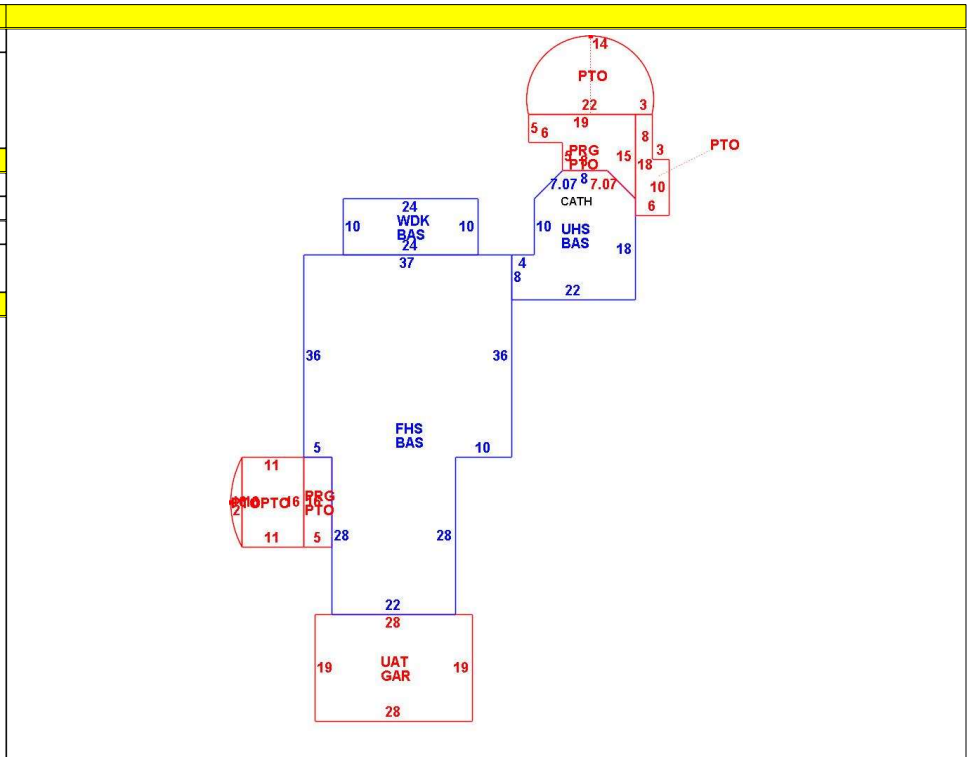
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					1,012,700
0120				OSTVIL	Appraised Xf (B) Value (Bldg)					24,300
					Appraised Ob (B) Value (Bldg)					10,400
					Appraised Land Value (Bldg)					2,078,300
					Special Land Value					0
					Total Appraised Parcel Value					3,125,700
					Valuation Method					C
					Total Appraised Parcel Value					3,125,700

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	
EXPR-21-4	03-23-2021	835	Sid/Wind/Roof/	7,800		100		Air seal and insulate the attic, i Add R-38 fiberglass, R-40 cell	09-22-2020	SR	01		03	Cycl Insp Comp	
18-2635	08-14-2018	822	Insulation	5,000		100			05-29-2020	WD				FR	Field Review
53010	04-26-2001	AD	Addition	95,140	06-04-2002	100	01-01-2003		03-13-2015	AL	22			22	Change of Address
50462	12-07-2000	RE	Remodel	100,000	06-04-2002	100	01-01-2002		10-15-2014	JR	03			16	In Office Review
									12-19-2013	JR	03		20	Sale Review	
									03-09-2010	NF	03		16	In Office Review	
									03-04-2010	DR	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-1	3	0.620	AC	176,344.00	1.52068	1.0000	5	1.00	0120	12.500	BEACH RIGHTS		1.0000	3,352,052	2,078,300
Total Card Land Units					0.62	AC	Parcel Total Land Area					0.62	Total Land Value					2,078,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	07	7 Bedrooms			
Full Baths	7				
Half Baths	1				
Extra Fixtures					
Total Rooms	16	16 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	71	7 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		1,387,275
			Year Built		1940
			Effective Year Built		1989
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		1,012,700
			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
FPL3	Fireplace 2 sto	B	2	7000.00	1984		73		0.00	10,200
WDC	Wood Decking	L	240	20.00	1996		54		0.00	2,800
PAT2	Patio-Good	L	796	9.94	1996		77		0.00	5,600
GAR	Attached Gara	B	532	40.00	1984		73		0.00	14,100
PRG1	Pergola-Avg	L	253	18.00	1996		44	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,609	2,609	2,609	368.76	962,095
FHS	Half Story	974	1,948	974	184.38	359,172
GAR	Attached Garage	0	532	0	0.00	0
PRG	Pergola	0	253	0	0.00	0
PTO	Patio	0	796	0	0.00	0
UAT	Attic, Unfinished	0	532	53	36.74	19,544
UHS	Half Story, Unfinished	0	421	126	110.37	46,464
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		3,583	7,331	3,762		1,387,275

