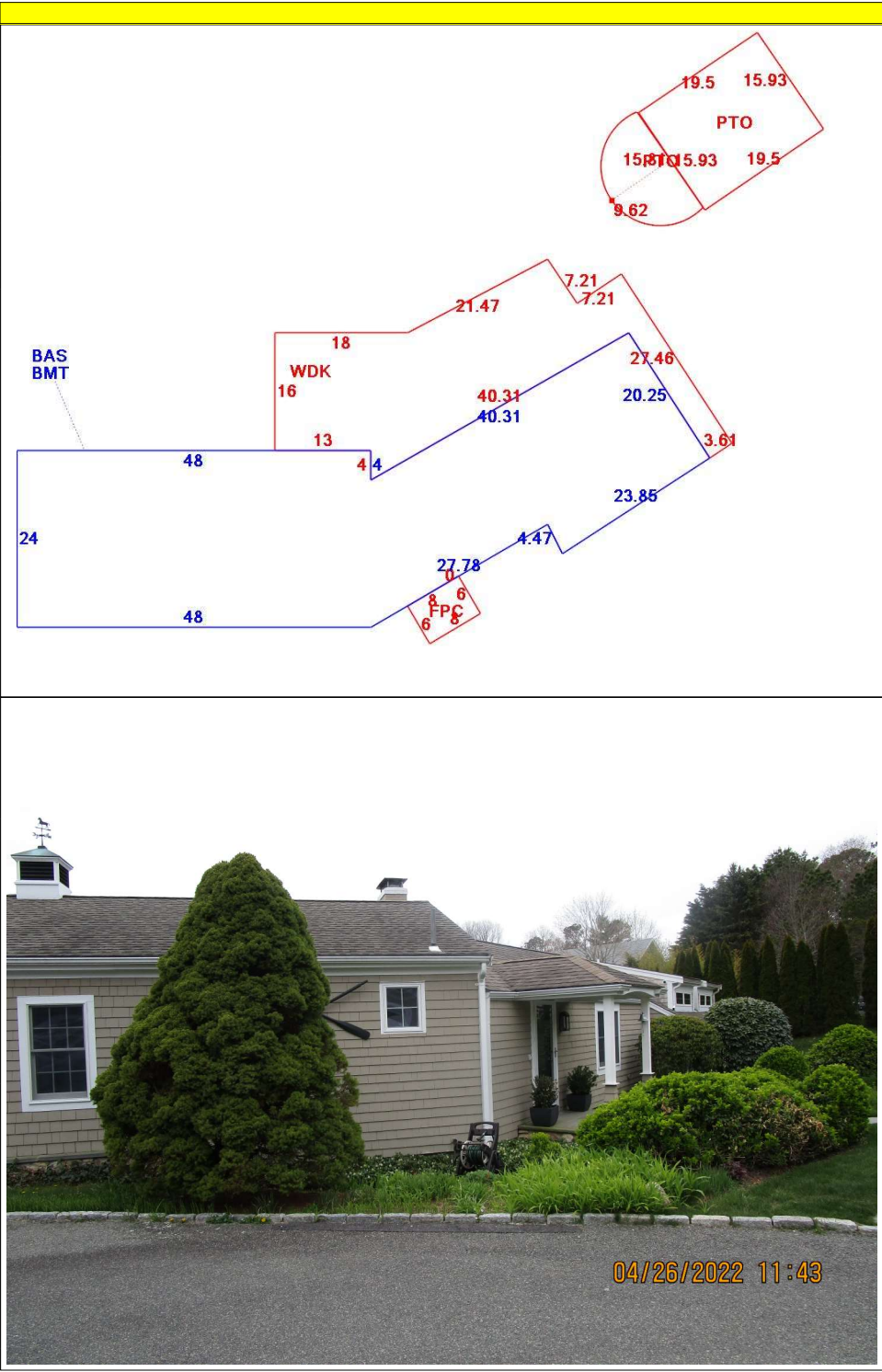


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
THOMAS, JOHN A TR HEILBRONN REALTY TRUST 139 SHELL LANE COTUIT MA 02635				1		2	Public Water	1	Paved			Description RESIDENTL RES LAND		Code 1090 1090		Assessed 700,400 259,300				Assessed 700,400 259,300		
					Sloping	4	Gas				2											
				SUPPLEMENTAL DATA																		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1B #DL 2 GIS ID F_945383_2685100								Plan Ref. 439/25 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		959,700		959,700						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
THOMAS, JOHN A TR				30100	0343	11-21-2016		U	I	100		1F	2025	1090	700,400	2024	1090	700,200	2023	1090	624,200	
THOMAS, JOHN A				30044	0008	10-28-2016		U	I	100		1F										
THOMAS, JOHN A TR				26996	0266	12-28-2012		U	I	1		1F			259,300		1090	259,300		1090	236,800	
THOMAS, JOHN A				26434	0227	06-21-2012		U	I	1		1F										
THOMAS, JOHN A TR				23446	0205	02-13-2009		U	I	1		1A										
				Total						959,700			Total		959,500		Total		861,000			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 516,400 Appraised Xf (B) Value (Bldg) 65,700 Appraised Ob (B) Value (Bldg) 118,300 Appraised Land Value (Bldg) 259,300 Special Land Value 0 Total Appraised Parcel Value 959,700 Valuation Method C Total Appraised Parcel Value 959,700							
2013	5C	RESIDENTIAL EXEMPTION		0.00																		
Total				0.00																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name			B			Tracing			Batch											
0107											COTUIT											
NOTES																						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	01	Ranch									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	1	1 Story									
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	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	09	Pine/Soft Wood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New		620,659			
Heat Fuel	03	Gas				Year Built		1960			
Heat Type	04	Hot Air				Effective Year Built		1995			
AC Type	03	Central				Depreciation Code		G			
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	1					Depreciation %		23			
Extra Fixtures						Functional Obsol		0			
Total Rooms	7	7 Rooms				External Obsol		0			
Bath Style						Trend Factor		1			
Kitchen Style						Condition					
Occupancy	2					Condition %					
Sewer Occupan						Percent Good		77			
Accessory Apt	01	Poured Conc.				RCNLD		477,900			
Foundation Alt						Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	31	3 Full-1 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	
FPL1	Fireplace 1 sto	B	1	5000.00	1993		77		0.00	3,900	
BGAR	Bsmt Garage	B	1	2326.00	1993		77		0.00	1,800	
BFA	Bsmt Fin-Avg	B	1,000	17.36	1993		77		0.00	13,400	
FGR3	Garage-Good-	L	960	60.00	2006		82	00	1.00	47,200	
GEN	Emergency Ge	L	1	5550.00	2005		72		0.00	4,000	
WDC	Wood Decking	L	806	20.00	1997		56		0.00	8,200	
PATC	Conc Pavers	L	431	15.46	1997		78		0.00	5,100	
FOPC	Open Prch-roo	B	48	55.00	1993		77		0.00	2,200	
BMT	Basement-Unfi	B	2,026	26.01	1993		77		0.00	34,800	
SOL2	Solar PV Pane	B	36	725.00	1993		0		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			2,027	2,027	2,027	306.20	620,659			
BMT	Basement Area			0	2,027	0	0.00	0			
FPC	Open Porch Conc. Floor			0	48	0	0.00	0			
PTO	Patio			0	437	0	0.00	0			
WDK	Wood Deck			0	806	0	0.00	0			
Ttl Gross Liv / Lease Area				2,027	5,345	2,027		620,659			



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION															
THOMAS, JOHN A TR HEILBRONN REALTY TRUST 139 SHELL LANE COTUITMA02635				1Sloping		2Public Water		1Paved				Description		Code		Assessed				Assessed													
						4Gas						RESIDNTL		1090		700,400				700,400													
						6Septic				2		RES LAND		1090		259,300				259,300													
				SUPPLEMENTAL DATA																													
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1LOT 1B #DL 2 GIS IDF_945383_2685100				Plan Ref. 439/25 Land Ct# #SR Life Estate PP STATU Assoc Pid#																									
												Total		959,700		959,700																	
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		700,400		2024		1090		700,200		2023		1090		624,200	
																1090		259,300		1090		259,300		1090		236,800							
														Total		959,700		Total		959,500		Total		861,000									
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount																Code		Description		Number		Amount		Comm Int			
																		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)516,400 Appraised Xf (B) Value (Bldg)65,700 Appraised Ob (B) Value (Bldg)118,300 Appraised Land Value (Bldg)259,300 Special Land Value0 Total Appraised Parcel Value959,700 Valuation MethodC Total Appraised Parcel Value959,700															
Total																																	
ASSESSING NEIGHBORHOOD																																	
Nbhd				Nbhd Name				B				Tracing				Batch																	
0107																COTUIT																	
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	

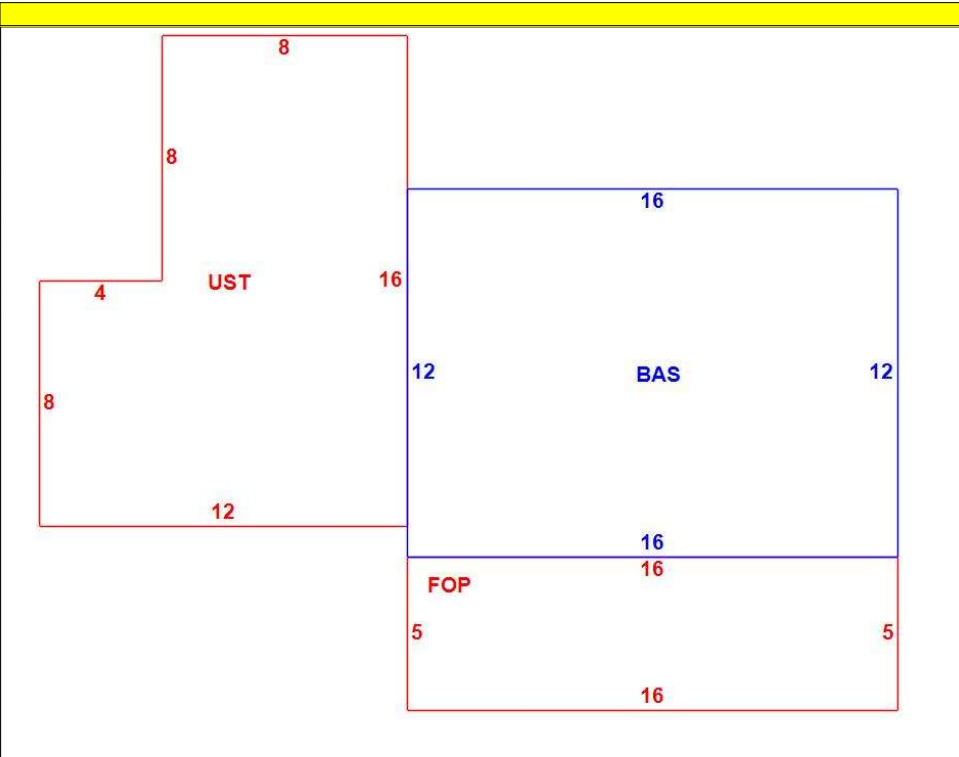
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description				Element	Cd	Description		
Style	01	Ranch								
Model	01	Residential								
Grade:	C+	Average Plus								
Stories	1	1 Story								
Exterior Wall 1	14	Wood Shingle				CONDO DATA				
Exterior Wall 2						Parcel Id		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	05	Drywall				Condo Flr				
Interior Wall 2						Condo Unit				
Interior Floor 1	09	Pine/Soft Wood				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	03	Gas								
Heat Type	04	Hot Air								
AC Type	03	Central								
Bedrooms	03	3 Bedrooms								
Full Baths	3									
Half Baths	1									
Extra Fixtures										
Total Rooms	7	7 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
PRG1	Pergola-Avg	L	128	18.00	1997		46	C	1.00	1,100
SHED	Shed	L	120	18.00	2020		92		0.00	2,000
FGR7	Gar w/Lft Goo	L	672	70.00	2022		98	C+	1.10	50,700
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						801 FY2025 BARNSTABLE, MA VISION					
THOMAS, JOHN A TR HEILBRONN REALTY TRUST 139 SHELL LANE COTUIT MA 02635				1		2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1090 1090	Assessed		Assessed							
					Sloping	4	Gas							700,400	700,400								
						6	Septic			2				259,300	259,300								
SUPPLEMENTAL DATA																							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1B #DL 2 GIS ID F_945383_2685100								Plan Ref. 439/25 Land Ct# #SR Life Estate PP STATU Assoc Pid#															
												Total		959,700		959,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
THOMAS, JOHN A TR				30100	0343	11-21-2016		U	I	100		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
THOMAS, JOHN A				30044	0008	10-28-2016		U	I	100		1F											
THOMAS, JOHN A TR				26996	0266	12-28-2012		U	I	1		1F	2025	1090 1090	700,400 259,300	2024	1090 1090	700,200 259,300	2023	1090 1090	624,200 236,800		
THOMAS, JOHN A				26434	0227	06-21-2012		U	I	1		1F											
THOMAS, JOHN A TR				23446	0205	02-13-2009		U	I	1		1A											
												Total		959,700		Total		959,500		Total		861,000	
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description			Amount	Code	Description			Number	Amount	Comm Int											
2013	5C	RESIDENTIAL EXEMPTION			0.00																		
Total					0.00																		
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 516,400 Appraised Xf (B) Value (Bldg) 65,700 Appraised Ob (B) Value (Bldg) 118,300 Appraised Land Value (Bldg) 259,300 Special Land Value 0 Total Appraised Parcel Value 959,700 Valuation Method C Total Appraised Parcel Value 959,700					
Nbhd		Nbhd Name			B			Tracing			Batch												
0107											COTUIT												
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				
2	1090	Multi Hses M-01	RF	2	0.160	AC	14,250.00	3.89204	1.0000	0	1.00	0107	1.400				1.0000	77,646.83	12,400				
Total Card Land Units					0.16	AC	Parcel Total Land Area					1.16	Total Land Value					12,400					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	22	Wide Pine			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	1	1 Room			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	00	0 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
FOP	Open Porch-ro	B	80	55.00	1998		81		0.00	3,900
UST	Utility Storage-	B	160	17.11	1998		81		0.00	1,600
FPL1	Fireplace 1 sto	B	1	5000.00	1998		81		0.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	192	192	192	247.33	47,488	
FOP	Open Porch	0	80	0	0.00	0	
UST	Utility Enclosure	0	160	0	0.00	0	
Ttl Gross Liv / Lease Area		192	432	192		47,488	



1.7.2021