

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KANE, JOHN M TR 312 WIANNO AVE REALTY TRUST 312 WIANNO AVENUE						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
OSTERVILLE MA 02655						RESIDNTL	1010	1,198,200	1,198,200	
						RES LAND	1010	1,710,500	1,710,500	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_963499_2689637				Plan Ref. 545/100 Land Ct# #SR Life Estate PP STATU Assoc Pid#				2,908,700	2,908,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KANE, JOHN M TR		27519	0272	07-03-2013	U	V	840,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CROCKER, JAMES H JR TR		12010	0132	01-22-1999	U	V	100	1A	2023	1010	1,067,000	2022	1010	901,900	2021	1010	724,400
										1010	1,346,600		1010	1,009,400		1010	1,039,100
																1010	65,300
									Total		2,413,600	Total		1,911,300	Total		1,828,800

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											
0117							OSTVIL											
NOTES																		
Appraised Bldg. Value (Card) 1,037,200 Appraised Xf (B) Value (Bldg) 95,700 Appraised Ob (B) Value (Bldg) 65,300 Appraised Land Value (Bldg) 1,710,500 Special Land Value 0 Total Appraised Parcel Value 2,908,700 Valuation Method C Total Appraised Parcel Value 2,908,700																		

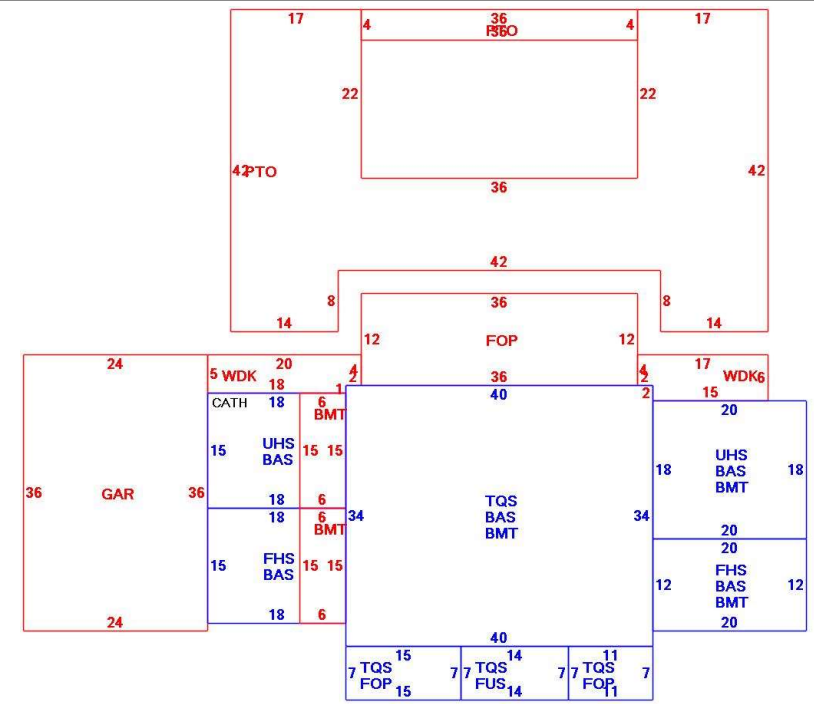
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
201401409	03-24-2014	SP	Swimming Pool	45,000	11-20-2014	100	06-30-2015	GUNITE POOL 18X36 W HTR	06-02-2020	WD			FR	Field Review			
201303659	06-24-2013	DW	Dwelling	450,000	11-20-2014	100	06-30-2015	CHNG TO EXIST PMT TO RE	01-30-2017	AL	22		22	Change of Address			
200803622	09-22-2008	EX	Expired	1,000,000	08-04-2009	0		6TH & FINAL EXT EXPIRES 9	10-26-2015	JR	03		16	In Office Review			
									01-26-2015	MW	01		02	Bldg Permit Completed			
									05-23-2014	MW	01		13	CALL BACK			
									10-04-2013	MW	01		13	CALL BACK			
									04-24-2013	RB	03		13	CALL BACK			

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	RC	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0117	9.700	ZBA-1998-21	1.0000	1,710,536	1,710,500
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			1,710,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.66				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	10				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			
Building Value New					1,091,810
Year Built					2013
Effective Year Built					2012
Depreciation Code					A
Remodel Rating					
Year Remodeled					
Depreciation %					5
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					95
Percent Good					
RCNLD					1,037,200
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

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

COST / MARKET VALUATION		
Building Value New		1,091,810
Year Built		2013
Effective Year Built		2012
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		95
Percent Good		
RCNLD		1,037,200
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	2015		95		0.00	2,400
SPL3	Pool Gunite	L	648	75.00	2013		88	00	1.00	44,900
SPH2	Pool Heater 50	L	1	3081.00	2013		88		0.00	2,700
WDC	Wood Deck w/	L	196	18.00	2013		88		0.00	3,700
BMT	Basement-Unfi	B	2,140	26.01	2015		95		0.00	44,900
FOP	Open Porch-ro	B	614	55.00	2015		95		0.00	22,200
GAR	Attached Gara	B	864	40.00	2015		95		0.00	26,200
PAT1	Patio- Average	L	1,956	5.89	2014		95		0.00	9,000
GEN	Emergency Ge	L	1	5550.00	2014		90		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,500	2,500	2,500	265.78	664,441
BMT	Basement Area	0	2,140	0	0.00	0
FHS	Half Story	255	510	255	132.89	67,773
FOP	Open Porch	0	614	0	0.00	0
FUS	Upper Story	98	98	98	265.78	26,046
GAR	Attached Garage	0	864	0	0.00	0
PTO	Patio	0	1,956	0	0.00	0
TQS	Three Quarter Story	1,066	1,640	1,066	172.75	283,318
UHS	Half Story, Unfinished	0	630	189	79.73	50,232
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		3,919	11,148	4,108		1,091,810



11/20/2014