

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
SASENA, SANTA & EDWARD 44 FAIRWINDS DRIVE OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	1,037,300	1,037,300		
			6 Septic			RES LAND	1010	979,300	979,300		
SUPPLEMENTAL DATA						Total				2,016,600	2,016,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_965297_2694281				Plan Ref. Land Ct# 26824-B #SR Life Estate PP STATU D:Deleted Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SASENA, SANTA & EDWARD		C224535	0	11-24-2020	Q	I	1,075,000	00	Year	Code	Assessed	Year	Code	Assessed
NICHOLSON, WILLIAM G & CORNELIA D		C217810	0	11-08-2018	U	I	1	1F	2023	1010	710,000	2022	1010	495,500
NICHOLSON, WILLIAM G & CORNELIA D		C189232	0	08-07-2009	U	I	1	1F		1010	810,200		1010	530,000
NICHOLSON, WILLIAM G TR		C182992	0	05-01-2007	U	I	1	1A					1010	9,800
NICHOLSON, WILLIAM G & CORNELIA D		C138561	0	10-10-1995	Q	V	115,000	U	Total		1,520,200	Total		1,025,500
		Total										Total		908,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2024	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing	Batch							
0114					OSTVIL							
NOTES												
Appraised Bldg. Value (Card)								865,500				
Appraised Xf (B) Value (Bldg)								79,000				
Appraised Ob (B) Value (Bldg)								92,800				
Appraised Land Value (Bldg)								979,300				
Special Land Value								0				
Total Appraised Parcel Value								2,016,600				
Valuation Method								C				
Total Appraised Parcel Value								2,016,600				

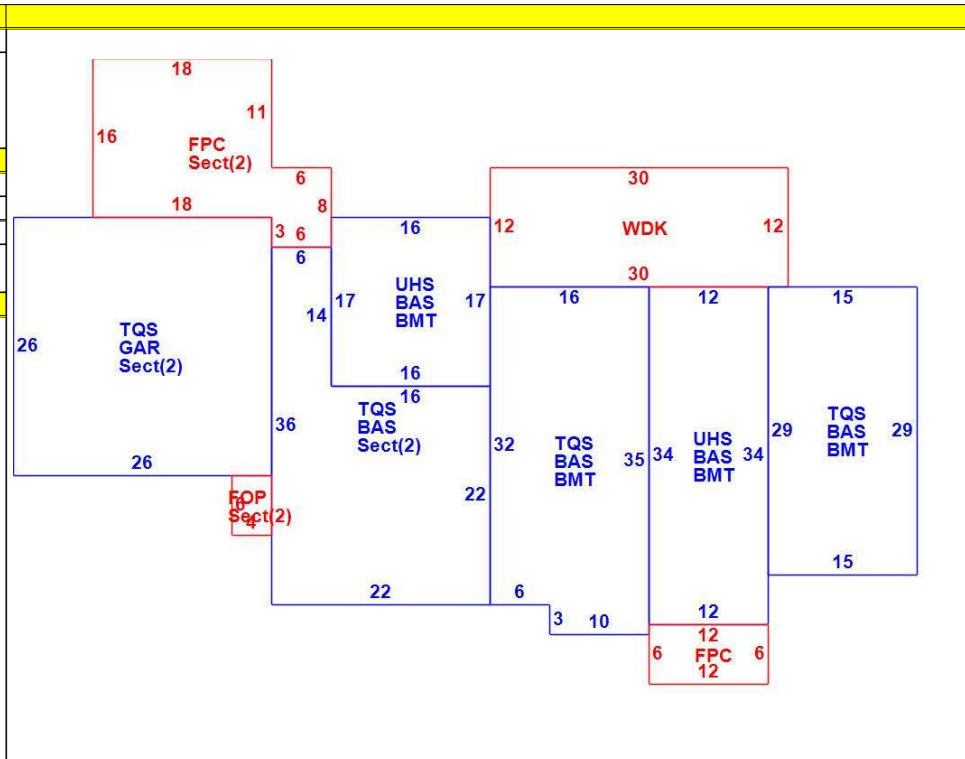
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SM-22-72	07-14-2022	834	Sheet Metal	20,000	06-30-2023	100	06-30-2023	Add Supply ducts to first floor	10-17-2023	EG	03		16	In Office Review
BLDR-22-17	03-15-2022	830	Pool - Inground	82,775	06-09-2023	100	06-30-2023	installation of a single piece in-	06-09-2023	SR	01		02	Bldg Permit Completed
BLDR-21-10	10-28-2021	804	Addn Alt-Res	325,000	06-09-2023	100	06-30-2023	Add new garage addition to ho	11-22-2022	BM	22		22	Change of Address
BLDR-21-47	04-05-2021	880	Alt-Int work-Res	22,000	06-09-2023	100	06-30-2023	Renovate master bathroom an	07-22-2022	SR	01		13	CALL BACK
72965	11-12-2003	OB	Out Building	100	01-05-2004	100	01-01-2004		09-13-2021	SR	01	1	13	CALL BACK
19991	12-19-1997	DW	Dwelling	229,000	01-01-1998	0	01-01-1999		06-04-2020	WD			FR	Field Review
									07-26-2017	MS	02		14	Cyclical Inspection

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	0112	5.500		1.0000	969,892	969,900
1	1010	Single Fam M-0	RC	3	0.120	AC	14,250.00	1.00000	1.0000	0	1.00	0112	5.500		1.0000	78,375	9,400
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			979,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	05	Drywall			
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	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
Building Value New					937,990
Year Built					1997
Effective Year Built					2004
Depreciation Code					A
Remodel Rating					
Year Remodeled					
Depreciation %					12
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					
Percent Good					88
RCNLD					865,500
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
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		937,990
Year Built		1997
Effective Year Built		2004
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		865,500
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	2	2500.00	2006		88		0.00	4,400
WDC	Wood Decking	L	360	20.00	2004		70		0.00	4,900
FOPC	Open Prch-roo	B	72	55.00	2006		88		0.00	3,300
BMT	Basement-Unfi	B	1,657	26.01	2006		88		0.00	33,600
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
SPL4	POOL FIBER	L	608	45.00	2022		100	C	1.00	25,400
SPH2	Pool Heater 50	L	1	3081.00	2022		100		0.00	3,100
SPC1	Pool Cover-Au	L	608	17.53	2022		100		0.00	10,700
SHED	Shed	L	96	18.00	2004		70		0.00	1,200
FPIT	Fire Pit	L	1	3010.00	2023		100	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,657	1,657	1,657	242.19	401,304
BMT	Basement Area	0	1,657	0	0.00	0
FPC	Open Porch Conc. Floor	0	72	0	0.00	0
TQS	Three Quarter Story	635	977	635	157.41	153,789
UHS	Half Story, Unfinished	0	680	204	72.66	49,406
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		2,292	5,403	2,496		604,499



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SASENA, SANTA & EDWARD 44 FAIRWINDS DRIVE OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	1,037,300	1,037,300
			6 Septic			RES LAND	1010	979,300	979,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_965297_2694281			Plan Ref. Land Ct# 26824-B #SR Life Estate PP STATU D:Deleted Assoc Pid#						
						Total		2,016,600	2,016,600

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	710,000	2022	1010	495,500	2021	1010	417,300
									1010	810,200		1010	530,000		1010	481,800
														1010	9,800	
								Total		1,520,200	Total		1,025,500	Total		908,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			OSTVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	865,500
Appraised Xf (B) Value (Bldg)	79,000
Appraised Ob (B) Value (Bldg)	92,800
Appraised Land Value (Bldg)	979,300
Special Land Value	0
Total Appraised Parcel Value	2,016,600
Valuation Method	C
Total Appraised Parcel Value	2,016,600

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						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	1.5	1 1/2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	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	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	04	4 Bedrooms				Remodel Rating					
Full Baths	4					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	41	4 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	
PATF	Flagstone Pav	L	1,567	30.00	2023		100		0.00	39,600	
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 FY2024 BARNSTABLE, MA VISION	
SASENA, SANTA & EDWARD 44 FAIRWINDS DRIVE OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	1,037,300	1,037,300		
			6 Septic			RES LAND	1010	979,300	979,300		
SUPPLEMENTAL DATA						Total				2,016,600	2,016,600
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 26824-B							
#DL 1 LOT 4		#DL 2		Life Estate							
GIS ID F_965297_2694281		Assoc Pid#		PP STATU D:Deleted							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SASENA, SANTA & EDWARD		C224535	0	11-24-2020	Q	I	1,075,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NICHOLSON, WILLIAM G & CORNELIA D		C217810	0	11-08-2018	U	I	1	1F	2023	1010	710,000	2022	1010	495,500	2021	1010	417,300
NICHOLSON, WILLIAM G & CORNELIA D		C189232	0	08-07-2009	U	I	1	1F		1010	810,200		1010	530,000		1010	481,800
NICHOLSON, WILLIAM G TR		C182992	0	05-01-2007	U	I	1	1A							1010		9,800
NICHOLSON, WILLIAM G & CORNELIA D		C138561	0	10-10-1995	Q	V	115,000	U	Total		1,520,200	Total		1,025,500	Total		908,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0114			OSTVIL				

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						865,500
										Appraised Xf (B) Value (Bldg)						79,000
										Appraised Ob (B) Value (Bldg)						92,800
										Appraised Land Value (Bldg)						979,300
										Special Land Value						0
										Total Appraised Parcel Value						2,016,600
										Valuation Method						C
										Total Appraised Parcel Value						2,016,600

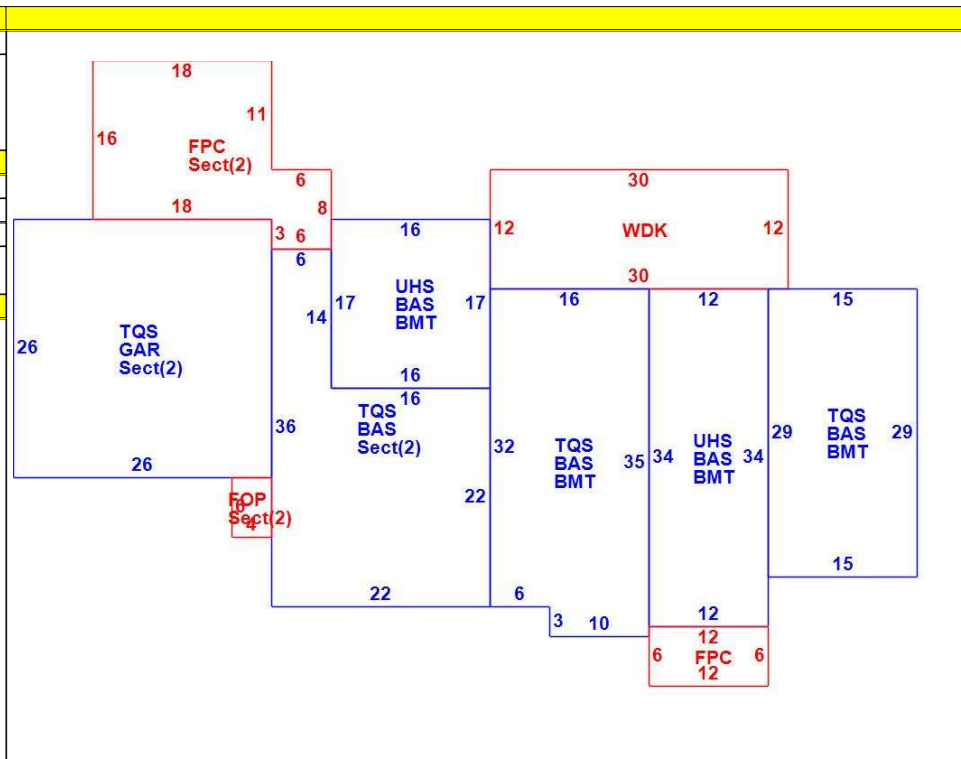
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SM-22-72	07-14-2022	834	Sheet Metal	20,000	06-30-2023	100	06-30-2023	Add Supply ducts to first floor	10-17-2023	EG	03		16	In Office Review
BLDR-22-17	03-15-2022	830	Pool - Inground	82,775	06-09-2023	100	06-30-2023	installation of a single piece in-	06-09-2023	SR	01		02	Bldg Permit Completed
BLDR-21-10	10-28-2021	804	Addn Alt-Res	325,000	06-09-2023	100	06-30-2023	Add new garage addition to ho	11-22-2022	BM	22		22	Change of Address
BLDR-21-47	04-05-2021	880	Alt-Int work-Res	22,000	06-09-2023	100	06-30-2023	Renovate master bathroom an	07-22-2022	SR	01		13	CALL BACK
72965	11-12-2003	OB	Out Building	100	01-05-2004	100	01-01-2004		09-13-2021	SR	01	1	13	CALL BACK
19991	12-19-1997	DW	Dwelling	229,000	01-01-1998	0	01-01-1999		06-04-2020	WD			FR	Field Review
									07-26-2017	MS	02		14	Cyclical Inspection

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	0112	5.500		1.0000	969,892	969,900
1	1010	Single Fam M-0	RC	3	0.120	AC	14,250.00	1.00000	1.0000	0	1.00	0112	5.500		1.0000	78,375	9,400
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			979,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	05	Drywall			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		937,990
Year Built		2022
Effective Year Built		2019
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		0
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		100
RCNLD		865,500
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
GAR	Attached Gara	B	676	40.00	2020		100		0.00	22,900
FOPC	Open Prch-roo	B	336	55.00	2020		100		0.00	12,800
FOP	Open Porch-ro	B	24	55.00	2020		100		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	568	568	568	242.19	137,562
FOP	Open Porch	0	24	0	0.00	0
FPC	Open Porch Conc. Floor	0	336	0	0.00	0
GAR	Attached Garage	0	676	0	0.00	0
TQS	Three Quarter Story	809	1,244	809	157.50	195,929
Ttl Gross Liv / Lease Area		1,377	2,848	1,377		333,491

