

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
MCNEIL, CHRISTOPHER M & LISA T 5 OSPREY DRIVE REALTY TRUST 83 SWIFT AVENUE  OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	1,331,000	1,331,000		
			2 Public Water			RES LAND	1010	337,800	337,800		
<b>SUPPLEMENTAL DATA</b>						Total				1,668,800	1,668,800
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel				Land Ct#							
ResExpt Q				#SR							
#DL 1				Life Estate							
#DL 2				PP STATU							
GIS ID		F_965555_2693983		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCNEIL, CHRISTOPHER M & LISA TRS		32161	0243	07-17-2019	Q	I	1,260,000	00	Year	Code	Assessed	Year	Code	Assessed
GINNS, WILLIAM R & GINNS STEVEN J		30734	0022	08-30-2017	U	I	1	1F	2023	1010	1,189,800	2022	1010	994,800
LEBASI DEVELOPMENT LLC		29931	0340	09-14-2016	U	I	298,000	1		1010	314,100		1010	217,200
ZAPPALA, JOHN		29931	0332	09-14-2016	U	I	281,000	1L					1010	9,500
SWIFT, DONNA M		C140247	0	04-05-1996	U	I	0	1	Total		1,503,900	Total		1,212,000
									Total		1,099,500			

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					
0109				OSTVIL					
<b>NOTES</b>					Appraised Bldg. Value (Card) 1,212,500				
					Appraised Xf (B) Value (Bldg) 109,000				
					Appraised Ob (B) Value (Bldg) 9,500				
					Appraised Land Value (Bldg) 337,800				
					Special Land Value 0				
					Total Appraised Parcel Value 1,668,800				
					Valuation Method C				
					Total Appraised Parcel Value 1,668,800				

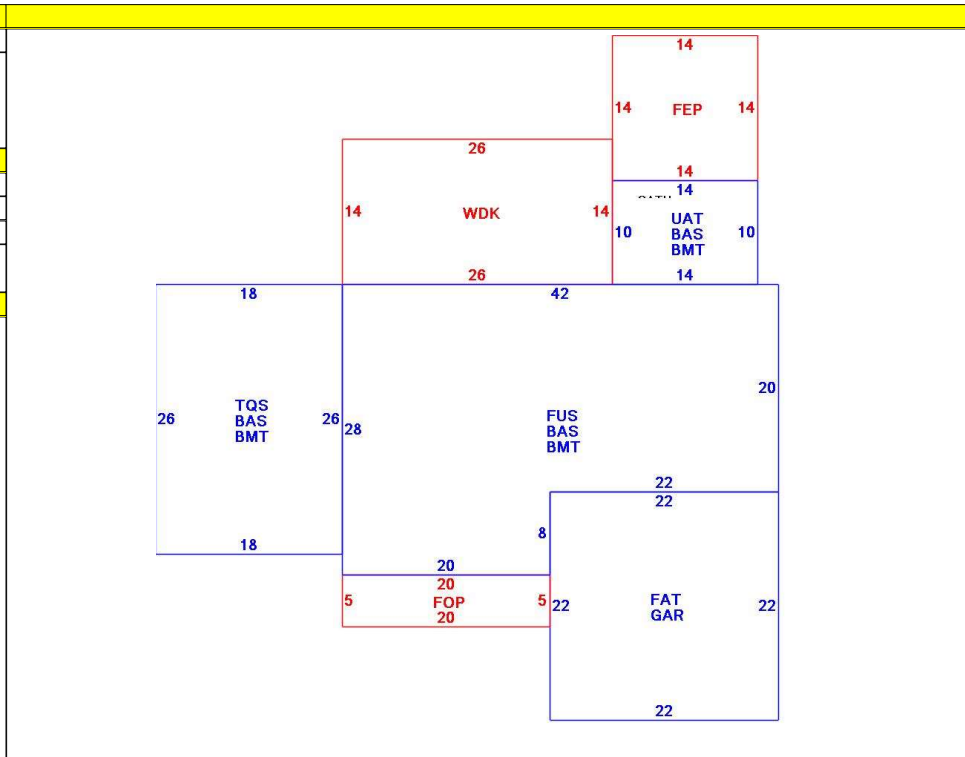
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-507	03-23-2020	804	Addn Alt-Res	43,060	03-03-2020	100	06-30-2020	REMODEL EXISTING BASEM	06-04-2020	WD			FR	Field Review
19-3395	11-01-2019	804	Addn Alt-Res	35,000	03-03-2020	100	06-30-2020	3 season stick-framed Sunroo	06-03-2020	SR	02		02	Bldg Permit Completed
17-4214	12-06-2017	834	Sheet Metal	0	06-01-2018	100	06-30-2018	2 floors heat and cooling Air Dr	02-25-2020	SAF			20	Sale Review
17-2276	08-16-2017	827	New Const-De	574,000	03-26-2019	100	06-30-2019	Construct New 4 Bedroom Ho	07-31-2019	SR	02		02	Bldg Permit Completed
17-2275	08-16-2017	810	Demolition	26,000	06-01-2018	100	06-30-2018	Demo Existing 4 Bedroom Hou	07-26-2018	SR	01		13	CALLBACK
B36679	05-01-1994	AD	Addition	5,100	01-15-1995	100	12-31-1995	OS REMODE	08-01-2017	MS	02		14	Cyclical Inspection
									09-15-2016	AL	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	RC	3	0.390	AC	176,344.00	2.23277	1.0000	5	1.00	0109	2.200		1.0000	866,219.3	337,800
Total Card Land Units					0.39	AC	Parcel Total Land Area					0.39	Total Land Value			337,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2	2 Stories			
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2	14	Wood Shingle			
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	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		1,250,007
Year Built		2017
Effective Year Built		2015
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		3
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		97
RCNLD		1,212,500
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
WDC	Deck comp w	L	364	28.00	2017		96		0.00	9,500
BMT	Basement-Unfi	B	1,608	26.01	2019		97		0.00	36,100
FOP	Open Porch-ro	B	100	55.00	2019		97		0.00	5,300
GAR	Attached Gara	B	484	40.00	2019		97		0.00	17,600
FPLG	Gas Fireplace-	B	1	2500.00	2019		97		0.00	2,400
BFA1	Bsmt Fin-Goo	B	1,508	32.56	2019		97		0.00	47,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,608	1,608	1,608	416.81	670,227
BMT	Basement Area	0	1,608	0	0.00	0
FAT	Attic, Finished	73	484	73	62.87	30,427
FEP	Enclosed Porch	0	196	0	0.00	0
FOP	Open Porch	0	100	0	0.00	0
FUS	Upper Story	1,000	1,000	1,000	416.81	416,808
GAR	Attached Garage	0	484	0	0.00	0
TQS	Three Quarter Story	304	468	304	270.75	126,710
UAT	Attic, Unfinished	0	140	14	41.68	5,835
WDK	Wood Deck	0	364	0	0.00	0
Ttl Gross Liv / Lease Area		2,985	6,452	2,999		1,250,007

