

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ARVANITOPOULOS, DIMITRIOS N &  891 MAIN STREET  OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	629,600	629,600
			6 Septic			RES LAND	1010	345,700	345,700
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOTS 81 & 82 #DL 2 GIS ID F_965602_2694663			Plan Ref. Land Ct# 31373-B #SR AKA 37 STURBRI Life Estate PP STATU A:Active Assoc Pid#			Total 975,300 975,300			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ARVANITOPOULOS, DIMITRIOS N & GR		C216625 0	06-29-2018	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
GERMANI, MARY P		C114039 0	04-15-1988	U	I	1	A	2023	1010	521,200	2022	1010	433,000	2021	1010	380,100	
GERMANI, JOHN R & MARY P		C55726 0	08-01-1972	U		0			1010	321,500		1010	222,200		1010	243,400	
															1010	13,500	
Total								842,700		Total		655,200		Total		637,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing		Batch						
0109						OSTVIL						
NOTES								Appraised Bldg. Value (Card)				544,400
								Appraised Xf (B) Value (Bldg)				63,200
								Appraised Ob (B) Value (Bldg)				22,000
								Appraised Land Value (Bldg)				345,700
								Special Land Value				0
								Total Appraised Parcel Value				975,300
								Valuation Method				C
								Total Appraised Parcel Value				975,300

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
BLDR-23-32	02-05-2023	804	Addn Alt-Res	50,000	06-09-2023	100	06-30-2023	New farmers porch at front ent	06-09-2023	SR	02		02	Bldg Permit Completed
BLDR-22-91	08-09-2022	880	Alt-Int work-Res	3,379	06-09-2023	100	06-30-2023	Demo following water damage	04-23-2021	CK	22		22	Change of Address
EXPR-22-5	04-25-2022	835	Sid/Wind/Roof/	15,000	06-30-2022	100	06-30-2022	replace siding and windows	06-04-2020	WD			FR	Field Review
19-2470	08-09-2019	804	Addn Alt-Res	10,000	03-03-2020	100	06-30-2020	exterior stair case going to sec	05-05-2020	SR	01		02	Bldg Permit Completed
18-2517	08-13-2018	822	Insulation	5,000	03-03-2020	100	06-30-2020	weatherization	07-26-2017	TR	02		03	Cycl Insp Comp
B15814	01-01-1973	DW	Dwelling	0	12-31-1973	100	12-31-1973	OST 1.5 S	04-28-2008	PT	02		14	Cyclical Inspection
									10-26-1999	PT	01		00	Meas/Listed-Interior Acces

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	0.500 AC	176,344.00	1.78240	1.0000	5	1.00	0109	2.200		1.0000	691,497.7	345,700	
Total Card Land Units					0.50 AC	Parcel Total Land Area					0.50	Total Land Value					345,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
<b>CONDO DATA</b>					
Exterior Wall 2			Parcel Id		C
RooF Structure	03	Gable/Hip			B
RooF Cover	03	Asph/F Gls/Cmp			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
<b>COST / MARKET VALUATION</b>					
Interior Floor 2			Building Value New		680,479
Heat Fuel	03	Gas	Year Built		1974
Heat Type	04	Hot Air	Effective Year Built		1993
AC Type	03	Central	Depreciation Code		A
Bedrooms	05	5 Bedrooms	Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		20
Extra Fixtures			Functional Obsol		0
Total Rooms	8	8 Rooms	External Obsol		0
Bath Style			Trend Factor		1
Kitchen Style			Condition		
Occupancy			Condition %		
Usrflid 105			Percent Good		80
Accessory Apt			RCNLD		544,400
Foundation Alt	01	Poured Conc.	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
FPL3	Fireplace 2 sto	B	2	7000.00	1995		80		0.00	11,200
GAR	Attached Gara	B	484	40.00	1995		80		0.00	14,500
BMT	Basement-Unfi	B	1,218	26.01	1995		80		0.00	24,200
SHD2	Shed w/Elec	L	240	26.00	2019		100		0.00	6,200
WDC	Deck comp w	L	80	28.00	2019		100		0.00	4,800
FOP	Open Porch-ro	B	412	55.00	1995		80		0.00	12,800
WDC	Deck composit	L	319	24.00	2023		100		0.00	7,600
PATC	Conc Pavers	L	201	15.46	2023		100		0.00	3,400
UST	Utility Storage-	B	32	17.11	1995		80		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,218	1,218	1,218	247.36	301,281	
BMT	Basement Area	0	1,218	0	0.00	0	
FOP	Open Porch	0	412	0	0.00	0	
FUS	Upper Story	1,218	1,218	1,218	247.36	301,281	
GAR	Attached Garage	0	484	0	0.00	0	
PTO	Patio	0	201	0	0.00	0	
TQS	Three Quarter Story	315	484	315	160.99	77,917	
UST	Utility Enclosure	0	32	0	0.00	0	
WDK	Wood Deck	0	399	0	0.00	0	
Ttl Gross Liv / Lease Area		2,751	5,666	2,751		680,479	

