

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION			
RYAN, JAMES F & MARY A 62 CROSSWAY PLACE OSTERVILLE MA 02655	1 Level	6 Septic	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed	RESIDENTL RES LAND		1010 1010	628,700 527,400	628,700 527,400
		4 Gas											
		2 Public Water											
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 19; UNNUM LOT #DL 2 GIS ID F_965918_2693293				Plan Ref. 155/145, 22/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,156,100	1,156,100				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RYAN, JAMES F & MARY A	28350	0105	08-28-2014	Q	I	642,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HALEY, RONALD P & KELLY L	19683	0029	04-01-2005	Q	I	740,000	00	2023	1010	567,000	2022	1010	480,200	2021	1010	395,800
KJOLLER, ROBERT E & LAURIE A K	15877	0135	11-07-2002	Q	I	625,000	00		1010	620,900		1010	349,300		1010	372,600
FORTUNATI, MARK A	14099	0061	08-01-2001	Q	I	500,000	00								1010	22,600
SEDLAR, NINA	13001	0090	05-11-2000	Q	I	428,000	00	Total		1,187,900	Total		829,500	Total		791,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2022	5C	RESIDENTIAL EXEMPTION																
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0111				OSTVIL	Appraised Bldg. Value (Card)	538,300		
					Appraised Xf (B) Value (Bldg)	67,800		
					Appraised Ob (B) Value (Bldg)	22,600		
					Appraised Land Value (Bldg)	527,400		
					Special Land Value	0		
					Total Appraised Parcel Value	1,156,100		
					Valuation Method	C		
					Total Appraised Parcel Value	1,156,100		

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										10-01-2021	AS	03		16	In Office Review
										06-04-2020	WD			FR	Field Review
										07-23-2019	CK	22		22	Change of Address
										06-05-2018	SR	02		02	Bldg Permit Completed
										06-08-2017	SR	01		02	Bldg Permit Completed
										08-29-2014	JR	03		16	In Office Review
										07-19-2013	JR	03		20	Sale 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	0.790 AC	176,344.00	1.24114	1.0000	5	1.00	0111	3.050	COLEMANS POND		1.0000	667,550.2	527,400
Total Card Land Units					0.79	AC	Parcel Total Land Area					0.79	Total Land Value			527,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	19	Brick Veneer			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		656,520
Year Built		1961
Effective Year Built		1996
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %	18	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	82	
RCNLD	538,300	
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
SHD2	Shed w/Elec	L	162	26.00	1997		56		0.00	2,400
BFA	Bsmt Fin-Avg	B	1,322	17.36	1998		82		0.00	18,800
WDC	Wood Decking	L	376	20.00	1997		56		0.00	4,100
PATF	Flagstone Pav	L	640	30.00	1997		78		0.00	14,200
FOP	Open Porch-ro	B	58	55.00	1998		82		0.00	3,100
GAR	Attached Gara	B	352	40.00	1998		82		0.00	12,200
BMT	Basement-Unfi	B	1,382	26.01	1998		82		0.00	27,400
PAT1	Patio- Average	L	266	5.89	1997		56		0.00	900
STRS	Stairs to Water	L	15	122.52	1997		56	C	1.00	1,000
BMT	Basement-Unfi	B	162	26.01	1998		82		0.00	6,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,382	1,382	1,382	264.73	365,851
BMT	Basement Area	0	1,382	0	0.00	0
FOP	Open Porch	0	58	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
PTO	Patio	0	906	0	0.00	0
TQS	Three Quarter Story	1,098	1,689	1,098	172.10	290,669
WDK	Wood Deck	0	376	0	0.00	0
Ttl Gross Liv / Lease Area		2,480	6,145	2,480		656,520

