

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
HARDING, BRUCE C JR & LORI A 50 CHARDON LN OSTERVILLE MA 02655		1	Level	6	Septic	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	660,300	660,300
				2	Public Water					RES LAND	1010	419,700	419,700
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin RC;RF-1 BID Parcel ResExpt Q YES: #DL 1 LOT 12 & 15 #DL 2 GIS ID F_964919_2696076					Plan Ref. Land Ct# 28475-C #SR Life Estate PP STATU Assoc Pid#					Total		1,080,000	1,080,000

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
HARDING, BRUCE C JR & LORI A LAPPEN, FREDERICK C & DEVERA LAPPEN, FREDERICK C		C148351	0	05-01-1998	U	I			256,000	1	B	Year	Code	Assessed	Year	Code	Assessed			
		C114870	0	07-18-1988	U	I			1			2023	1010	573,300	2022	1010	505,400	2021	1010	348,000
		C78607	0	06-25-1979	U				0					1010	393,100		1010	279,600		1010
Total												966,400	Total	785,000	Total	682,400				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
2011	5C	RESIDENTIAL EXEMPTION	0.00																		
Total			0.00																		

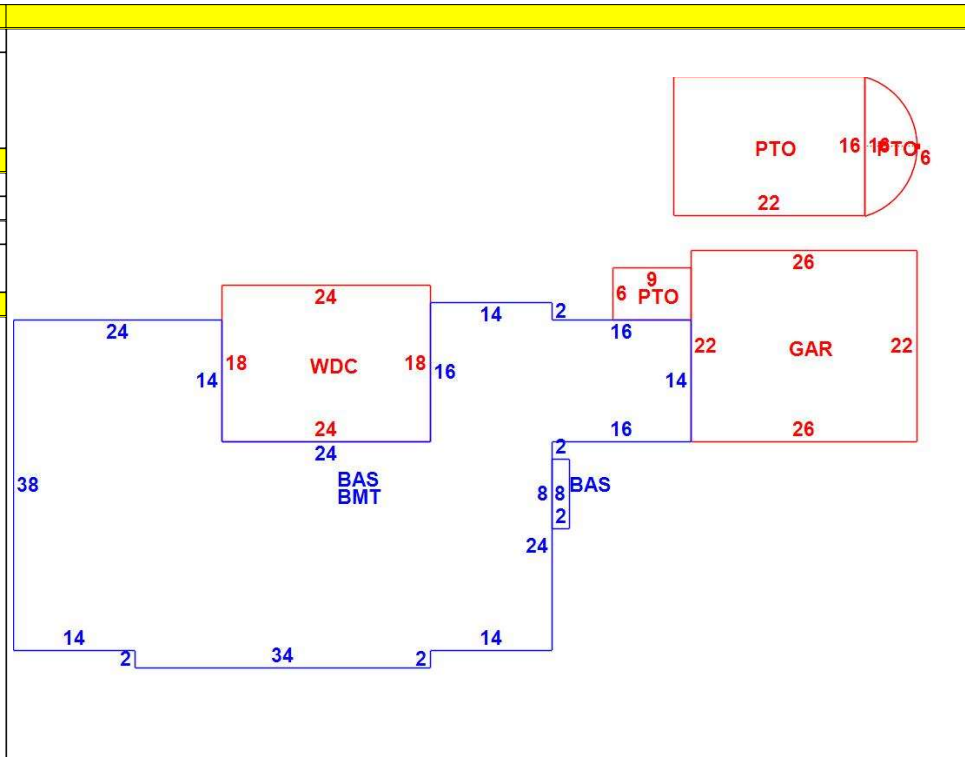
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109			OSTVIL				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	547,400		
												Appraised Xf (B) Value (Bldg)	60,700		
												Appraised Ob (B) Value (Bldg)	52,200		
												Appraised Land Value (Bldg)	419,700		
												Special Land Value	0		
												Total Appraised Parcel Value	1,080,000		
												Valuation Method	C		
												Total Appraised Parcel Value	1,080,000		

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-21-11	09-13-2021	804	Addn Alt-Res	66,101	06-15-2023	100	06-30-2023	Remodel kitchen as per plan		06-15-2023	SR	01		02	Bldg Permit Completed
BLDR-21-11	02-05-2021	882	Detached Acce	22,750	04-13-2021	100	06-30-2021	12' x 20' pool house with 6' ov		04-13-2021	SR	02		02	Bldg Permit Completed
17-2043	08-23-2017	822	Insulation	5,000	06-30-2018	100	06-30-2018	Add R-49 cellulose to the attic.		09-22-2020	SR	02		03	Cycl Insp Comp
67924	02-25-2003	SP	Swimming Pool	15,000	02-24-2004	100	01-01-2004			06-01-2020	LS			FR	Field Review
										05-13-2008	PT	02		14	Cyclical Inspection
										02-24-2004	MF	02		02	Bldg Permit Completed
										09-20-1999	DD	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	SPLI	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000
1	1010	Single Fam M-0	SPLI	3	1.010	AC 14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	31,700
Total Card Land Units					2.01	AC	Parcel Total Land Area					2.01	Total Land Value			419,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable/Hip			Ownr 0.0
Roof Cover	03	Asph/F Gls/Cmp			B S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2	14	Carpet	COST / MARKET VALUATION		
Heat Fuel	02	Oil	Building Value New		684,312
Heat Type	04	Hot Air	Year Built		1974
AC Type	03	Central	Effective Year Built		1993
Bedrooms	03	3 Bedrooms	Depreciation Code		A
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		20
Total Rooms	7	7 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style	02	Modernized	Trend Factor		1
Occupancy			Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		80
Foundation Alt	01	Poured Conc.	RCNLD		547,400
Rms Prts			Dep % Ovr		
Bath Split	40	4 Full-0 Half	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
FPL1	Fireplace 1 sto	B	1	5000.00	1995		80		0.00	4,000
SPL2	Pool Vinyl	L	648	55.00	2003		68	00	1.00	23,300
WDC	Deck composit	L	432	24.00	1996		54		0.00	5,300
GAR	Attached Gara	B	572	40.00	1995		80		0.00	16,300
BMT	Basement-Unfi	B	2,340	26.01	1995		80		0.00	40,400
PAT1	Patio- Average	L	54	5.89	2003		84		0.00	300
PAT2	Patio-Good	L	423	9.94	2003		84		0.00	3,500
FPIT	Fire Pit	L	1	3010.00	2003		84	C	1.00	2,500
PAT1	Patio- Average	L	1,032	5.89	2003		84		0.00	4,600
SHED	Shed	L	240	18.00	2020		100		0.00	4,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,356	2,356	2,356	290.46	684,312
BMT	Basement Area	0	2,340	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
PTO	Patio	0	477	0	0.00	0
WDC	WDC	0	432	0	0.00	0
Ttl Gross Liv / Lease Area		2,356	6,177	2,356		684,312



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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FOPG	Open Prch-rf-c	L	100	49.37	2020		100	C	1.00	4,900	
SHED	Shed	L	192	18.00	2020		100		0.00	3,500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											