

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SCUDDER ROAD LLC 40 QUAIL ROAD OSTERVILLE MA 02655			1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
				4 Gas			RESIDNTL	1010	239,500	239,500	
				6 Septic			RES LAND	1010	262,200	262,200	
SUPPLEMENTAL DATA							Total		501,700	501,700	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 35 #DL 2 GIS ID F_967974_2698763			Plan Ref. Land Ct# 27801-A (SH 1) #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EMERALD FUNDING INC	C233742	0	08-21-2023	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCUDDER ROAD LLC	C231096	0	09-19-2022	Q	I	500,000	00	2023	1010	214,500	2022	1010	185,700	2021	1010	161,000
THEODOS, ANNE M	C220362	0	08-26-2019	U	I	1	1F		1010	259,400		1010	166,200		1010	176,500
THEODOS, ANNE M	D137722	0	01-25-2019	U	I	0	1F								1010	2,200
THEODOS, VICTOR A & ANNE M	C93376	0	09-15-1983	U		0		Total		473,900	Total		351,900	Total		339,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				CENVIL	Appraised Bldg. Value (Card)	197,200	
					Appraised Xf (B) Value (Bldg)	40,100	
					Appraised Ob (B) Value (Bldg)	2,200	
					Appraised Land Value (Bldg)	262,200	
					Special Land Value	0	
					Total Appraised Parcel Value	501,700	
					Valuation Method	C	
					Total Appraised Parcel Value	501,700	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										08-24-2021	JD	03		16	In Office Review
										07-21-2020	PK	03		16	In Office Review
										07-20-2020	CK	22		22	Change of Address
										06-04-2020	JD	03		16	In Office Review
										05-27-2020	LS			FR	Field Review
										09-19-2018	JB	03		16	In Office Review
										09-12-2017	JL	03		16	In Office Review

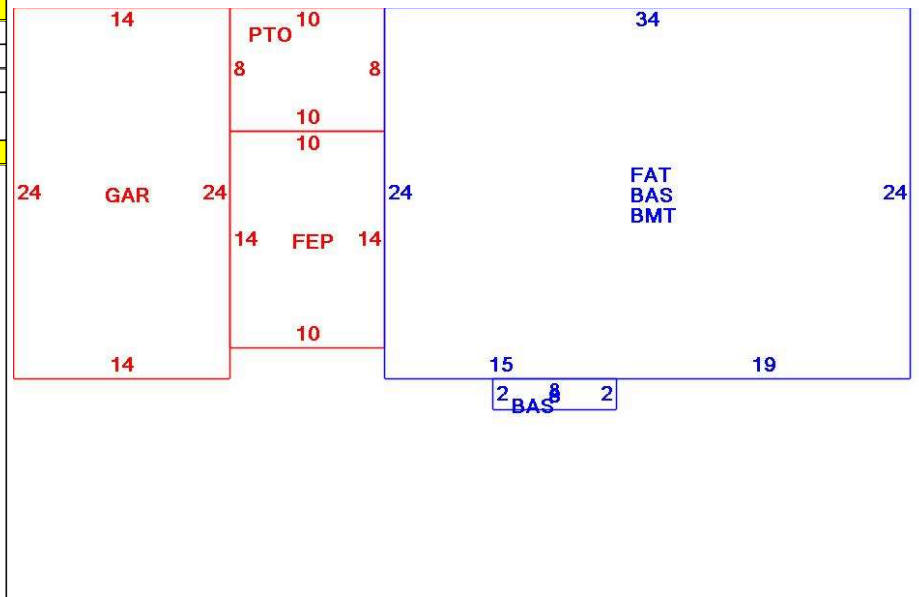
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
201406904	10-08-2014	NW	New Windows	20,892	06-30-2015	100	06-30-2015	REPLACEMENT WINDOWS (1	1010	Single Fam M-0	RD-	3	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0108	1.700		1.0000	639,423.3	262,200

Total Card Land Units										0.41	AC	Parcel Total Land Area										0.41	Total Land Value					262,200
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.4				
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	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	262,922
Year Built	1962
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	197,200
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1989		75		0.00	4,500
PATF	Flagstone Pav	L	80	30.00	1993		74		0.00	2,200
FEP	Enclosed porc	B	140	70.00	1989		75		0.00	7,600
GAR	Attached Gara	B	336	40.00	1989		75		0.00	10,800
BMT	Basement-Unfi	B	816	26.01	1989		75		0.00	17,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	275.60	229,299
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	122	816	122	41.20	33,623
FEP	Enclosed Porch	0	140	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
PTO	Patio	0	80	0	0.00	0
Ttl Gross Liv / Lease Area		954	3,020	954		262,922

