

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DE OLIVEIRA, FABIO TR JS TRUST 746 MAIN STREET OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	228,300	228,300
			6 Septic			RES LAND	1010	228,100	228,100
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 49 #DL 2 GIS ID F_970888_2704360				Plan Ref. 126/103 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		456,400	456,400

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DE OLIVEIRA, FABIO TR		35486 090	11-15-2022	U	I	305,000	1	Year	Code	Assessed	Year	Code	Assessed			
PERNICK, MATHEW & CASEY		19952 0315	06-20-2005	Q	I	298,000	00	2023	1010	200,300	2022	1010	164,200			
HEBERT, ERNEST P JR & NANCY A TRS		10930 0199	09-03-1997	U	I	1	1A		1010	225,700		1010	144,600			
HEBERT, NANCY A & ERNEST P		10150 0255	04-15-1996	Q	I	60,000	U									
CABRAL, BETSEY R &		10150 0253	04-15-1996	U	I	1	A									
Total								426,000		Total		308,800		Total		284,000

EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total								0.00	

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				CENVIL			
NOTES				Appraised Bldg. Value (Card) 192,800 Appraised Xf (B) Value (Bldg) 35,200 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 228,100 Special Land Value 0 Total Appraised Parcel Value 456,400 Valuation Method C Total Appraised Parcel Value 456,400			

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-22-46	01-18-2022	880	Alt-Int work-Res	20,000	06-30-2022	100	06-30-2022	Illegal basement area per town Roof	08-30-2023	CK	03		16	In Office Review	
19-3048	09-16-2019	835	Sid/Wind/Roof/	5,060	06-30-2020	100	06-30-2020		06-30-2022	TR	03		02	Bldg Permit Completed	
									02-11-2021	SR	02		03	Cycl Insp Comp	
									04-17-2020	WD				FR	Field Review
									04-22-2015	JR	03		03	Cycl Insp Comp	
									09-30-2009	PT	02		14	Cyclical Inspection	
									12-01-2000	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	RD-	3	0.130 AC	176,344.00	5.85353	1.0000	5	1.00	0108	1.700		1.0000	1,754,799	228,100
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			228,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
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	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	260,531
Year Built	1961
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	192,800
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
FPL1	Fireplace 1 sto	B	1	5000.00	1988		74		0.00	3,700
BMT	Basement-Unfi	B	864	26.01	1988		74		0.00	17,700
SHED	Shed	L	32	18.00	1996		54		0.00	300
FEP	Enclosed porc	B	30	70.00	2020		100		0.00	4,000
BFA	Bsmt Fin-Avg	B	764	17.36			74		0.00	9,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	301.54	260,531
BMT	Basement Area	0	864	0	0.00	0
FEP	Enclosed Porch	0	30	0	0.00	0
Ttl Gross Liv / Lease Area		864	1,758	864		260,531

