

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
SEMIGRAN, MARC J & GAIL E TRS 307 OCEAN VIEW AVENUE REALTY T 8 WHITTIER PLACE #10H BOSTON MA 02114		2	Above Street	6	Septic	1	Paved	1	Excel View	Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	1,212,100	1,212,100
				2	Public Water					RES LAND	1010	4,915,200	4,915,200
SUPPLEMENTAL DATA													
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 4B (REG LAND) #DL 2 LOT B (UNREG LAND) GIS ID F_946497_2683127				Plan Ref. 454/43 Land Ct# 6713-C #SR Life Estate PP STATU A:Active Assoc Pid#				Total 6,127,300 6,127,300			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
SEMIGRAN, MARC J & GAIL E TRS		C226996	0	07-21-2021		Q	I	5,300,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RIORDAN, PATRICK Q & AIDEN J TRS		BA19P19	0	08-13-2019		U	I	0		1F		2023	1010	1,019,600	2022	1010	815,800	2021	1010	720,700
RIORDAN, MARY F TR		D136964	0	06-16-2017		U	I	0		1F			1010	4,498,400		1010	3,417,800		1010	3,155,000
RIORDAN, JOHN T & MARY F TRS		C187229	0	10-24-2008		U	I	100		1F									1010	10,100
RIORDAN, JOHN T & MARY F		C127842	0	09-18-1992		U	I	854,728		N		Total		5,518,000	Total		4,233,600	Total		3,885,800

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
WF10				COTUIT	Appraised Bldg. Value (Card)						1,189,800
					Appraised Xf (B) Value (Bldg)						12,200
					Appraised Ob (B) Value (Bldg)						10,100
					Appraised Land Value (Bldg)						4,915,200
					Special Land Value						0
					Total Appraised Parcel Value						6,127,300
					Valuation Method						C
					Total Appraised Parcel Value						6,127,300

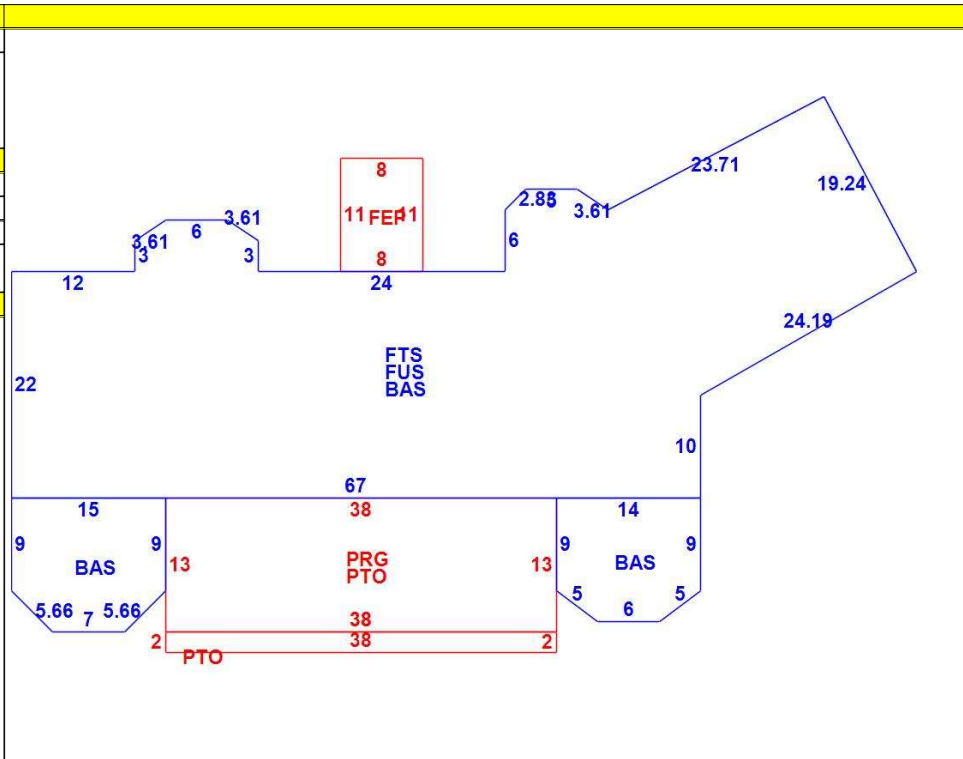
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201005758	10-25-2010	NS	New Siding	10,000	06-30-2011	100	06-30-2011	RESIDE-REPLC WINDS	08-01-2023	WT	01		03	Cycl Insp Comp
201005757	10-25-2010	NS	New Siding	10,000	06-30-2011	100	06-30-2011	RESIDE-REPLC 6 DRS .32 U	06-09-2020	WD			FR	Field Review
B37677	04-01-1995	AD	Addition	300,000	09-23-1997	100	01-01-1997	CO REMOD'	07-03-2013	RB	03		03	Cycl Insp Comp
									12-23-2008	JR	03		16	In Office 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	RF	2	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF10	26.000		1.0000	4,584,944	4,584,900		
1	1010	Single Fam M-0	RF	2	0.250	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	600		
1	1010	Single Fam M-0	RF	2	0.890	AC 14,250.00	1.00000	1.0000	0	1.00	WF10	26.000		1.0000	370,500	329,700		
Total Card Land Units					2.14	AC	Parcel Total Land Area					2.14	Total Land Value					4,915,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	08	Radiant			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	2				
Extra Fixtures					
Total Rooms	9				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	32	3 Full-2 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	1,724,361
Year Built	1911
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	1,189,800
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1979		69		0.00	4,100
FPO	Ext FP Openin	B	2	2000.00	1979		69		0.00	2,800
PRG1	Pergola-Avg	L	35	18.00	1986		34	C	1.00	200
PRG1	Pergola-Avg	L	494	18.00	1986		34	B+	1.40	4,200
PATC	Conc Pavers	L	570	15.46	1986		67		0.00	5,700
FEP	Enclosed porc	B	88	70.00	1979		69		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,382	2,382	2,382	266.10	633,839
FEP	Enclosed Porch	0	88	0	0.00	0
FTS	Finished Third Story	2,047	2,047	2,047	266.10	544,697
FUS	Upper Story	2,047	2,047	2,047	266.10	544,697
PRG	Pergola	0	494	0	0.00	0
PTO	Patio	0	570	0	0.00	0
Ttl Gross Liv / Lease Area		6,476	7,628	6,476		1,723,233

