

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CKC EAGLES LLC 2040 OYSTER HARBORS OSTERVILLE MA 02655	1	Level	2	Public Water	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
	4	Gas							RESIDNTL	1010	1,918,700	1,918,700
	6	Septic							RES LAND	1010	5,105,200	5,105,200
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOT #DL 2 GIS ID F_955176_2686742						Plan Ref. Land Ct# 13861-A #SR Life Estate PP STATU A:Active Assoc Pid#						
Total										7,023,900	7,023,900	

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CKC EAGLES LLC 274 CARRIAGE ROAD LLC BIRMINGHAM, ROBERT M BIRMINGHAM, ROBERT & MARJORIE	C225150	0	01-22-2021	Q	I	7,250,000	00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	C204209	0	08-18-2014	U	I	100	1F	2023	1010	1,744,800	2022	1010	998,300	2021	1010	658,400	
	C183223	0	05-31-2007	U	I	1	1A		1010	4,656,400		1010	4,365,800		1010	4,116,300	
C63929	0	02-27-1975	U		0									1010	195,200		
Total										6,401,200	Total	5,364,100	Total	4,969,900			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,624,200
Appraised Xf (B) Value (Bldg)	56,700
Appraised Ob (B) Value (Bldg)	237,800
Appraised Land Value (Bldg)	5,105,200
Special Land Value	0
Total Appraised Parcel Value	7,023,900
Valuation Method	C
Total Appraised Parcel Value	7,023,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF14			OSTVIL

NOTES												

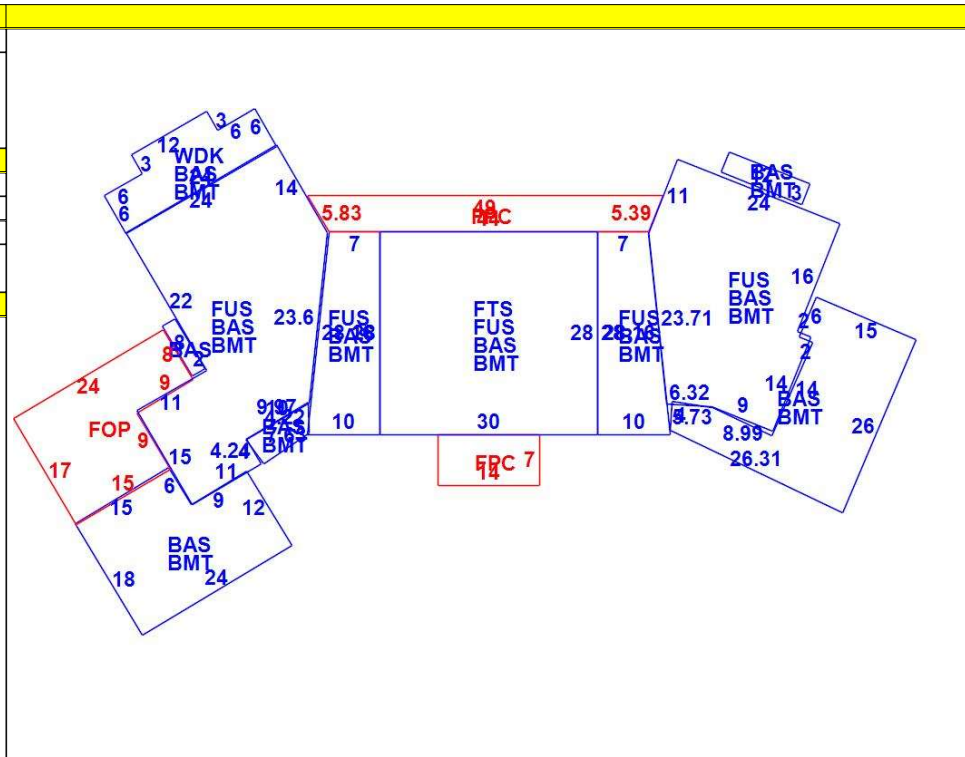
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-68	05-31-2023	830	Pool - Inground	100,000		0		44 X 22 in ground gunite pool.	05-09-2023	SR	01	6	13	CALL BACK
BLDR-22-10	11-14-2022	804	Addn Alt-Res	225,000	05-09-2023	100	06-30-2023	Renovate the existing garage						
BLDR-22-12	10-12-2022	810	Demolition	50,000	05-09-2023	100	06-30-2023	Demolish existing building to r						
BLDR-22-11	10-12-2022	824	New Cons1-2fa	2,800,000	05-09-2023	50		Rebuild after teardown as per						
75423	03-18-2004	NW	New Windows	3,000	12-07-2004	100	01-01-2005							
67823	04-01-2003	DK	Dock	26,380	04-07-2004	100	01-01-2004							
41670	10-14-1999	RE	Remodel	45,000	06-27-2000	100	01-01-2000							

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-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF14	28.000		1.0000	4,937,632	4,937,600
1	1010	Single Fam M-0	RF-1	3	0.420	AC 14,250.00	1.00000	1.0000	0	1.00	WF14	28.000		1.0000	399,000	167,600
Total Card Land Units					1.42	AC	Parcel Total Land Area					1.42	Total Land Value			5,105,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	X	Exceptional			
Stories	2.5	2 1/2 Stories			
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	6				
Half Baths	2				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	62	6 Full-2 Half			

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

COST / MARKET VALUATION	
Building Value New	3,248,333
Year Built	2022
Effective Year Built	2022
Depreciation Code	
Remodel Rating	
Year Remodeled	0
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	UC
Condition %	50
Percent Good	50
RCNLD	1,624,200
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
DKHD	Dock-Heavy	L	1	205000.0	1984		30		0.00	61,500
GSQT	Guest Quarter	L	220	122.81	2022		100	B	1.32	38,000
GAR3	Det Gar-w/TQ	L	988	100.00	2022		100	B	1.32	130,400
GEN	Emergency Ge	L	1	5550.00	2022		100		0.00	5,600
WDC	Wood Decking	L	180	20.00	2022		50		0.00	2,300
BMT	Basement-Unfi	B	3,849	26.01			50		0.00	39,500
FOPC	Open Prch-roo	B	331	55.00			50		0.00	6,300
FPL3	Fireplace 2 sto	B	1	7000.00			50		0.00	3,500
FPO	Ext FP Openin	B	1	2000.00			50		0.00	1,000
FOP	Open Porch-ro	B	327	55.00			50		0.00	6,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,865	3,865	3,865	432.52	1,671,681
BMT	Basement Area	0	3,849	0	0.00	0
FOP	Open Porch	0	327	0	0.00	0
FPC	Open Porch Conc. Floor	0	331	0	0.00	0
FTS	Finished Third Story	840	840	840	432.52	363,315
FUS	Upper Story	2,801	2,801	2,801	432.52	1,211,482
WDK	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		7,506	12,193	7,506		3,246,478



05/09/2023