

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
RYAN, BETTY JEAN		2	Above Street	6	Septic	1	Paved	1	Golf Course	Description	Code	Assessed	Assessed		
				2	Public Water					RESIDNTL	1010	1,130,600	1,130,600		
2077 OYSTER HARBORS		SUPPLEMENTAL DATA										RES LAND	1010	1,792,100	1,792,100
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 261 #DL 2 GIS ID F_953900_2689970				Plan Ref. Land Ct# 15354-136 #SR Life Estate PP STATU Assoc Pid#						Total		2,922,700	2,922,700
OSTERVILLE MA 02655		VISION													

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)				
RYAN, BETTY JEAN		C100736	0	03-15-1985		U	I			1	D	Year	Code	Assessed	Year	Code	Assessed	
RYAN, B J TO BAKER, J M		C129087	0	01-21-1983		Q				5,000	U	2023	1010	979,900	2022	1010	817,700	
RYAN, JR JAMES A		C79371	0	09-10-1979		U				0			1010	1,417,200		1010	1,080,900	
		Total										Total		2,397,100	Total		1,898,600	
												Total		1,798,100				

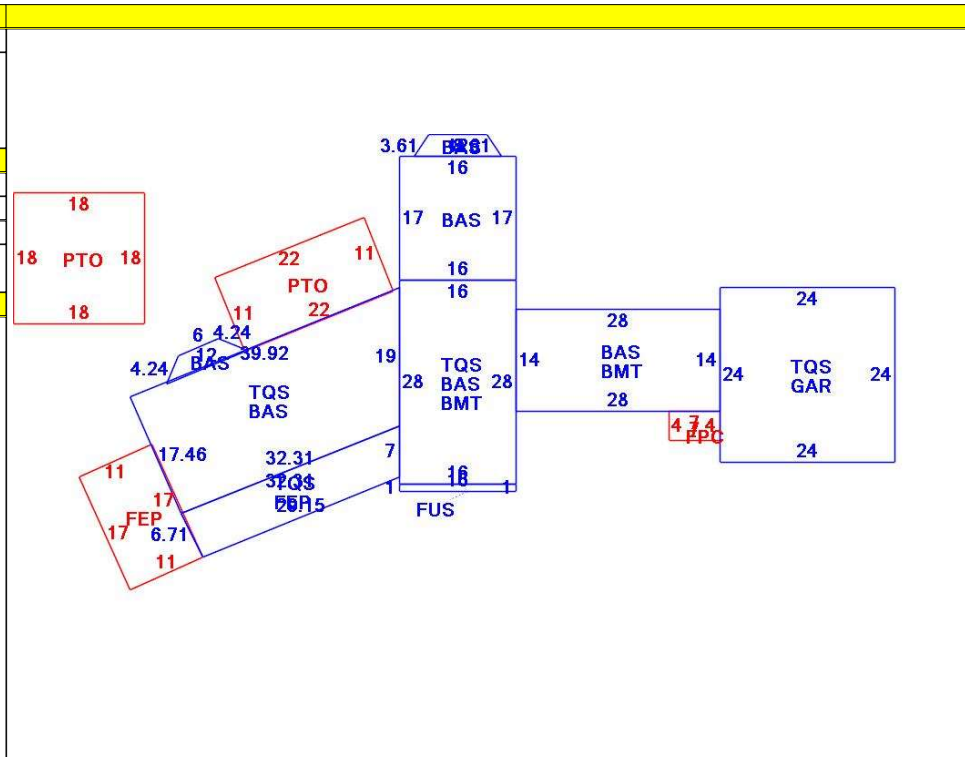
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2024	N5C	NO RESIDENTIAL EXEMPTION																		
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	1,011,800
0117				OSTVIL				Appraised Xf (B) Value (Bldg)	53,600
NOTES				Appraised Ob (B) Value (Bldg)				Appraised Land Value (Bldg)	1,792,100
				Special Land Value				Total Appraised Parcel Value	2,922,700
				Valuation Method					C
				Total Appraised Parcel Value					2,922,700

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	
18-1924	06-22-2018	834	Sheet Metal	0		100		Insulated Galvanized sheet me	06-12-2020	WD			25	NO TRESPASSING	
201505741	09-10-2015	RW	Repair Work	17,300	10-04-2015	100	06-30-2016	REMOVE & REBUILD BOTH	04-05-2016	SR	02		02	Bldg Permit Completed	
B26921	08-01-1984	DG	Detached Gara	0	03-15-1987	100	06-30-1987	OS GARAGE	12-23-2015	SR	01		02	Bldg Permit Completed	
B26221	03-01-1984	SP	Swimming Pool	0	03-15-1985	100	12-31-1985	OS POOL	10-16-2008	TP	03		16	In Office Review	
									05-18-2006	PT	02		01	Meas/Est	
									07-05-2000	MF	02		01	Meas/Est	

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	0117	9.700		1.0000	1,710,536	1,710,500
1	1010	Single Fam M-0	RF-1	3	0.590	AC 14,250.00	1.00000	1.0000	0	1.00	0117	9.700		1.0000	138,225	81,600
Total Card Land Units					1.59	AC	Parcel Total Land Area					1.59	Total Land Value			1,792,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	1.75	1 3/4 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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,466,399
			Year Built		1947
			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		1,011,800
			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	1981		69		0.00	4,100
FPL1	Fireplace 1 sto	B	1	5000.00	1981		69		0.00	3,500
GAR2	Det Gar-w/FH	L	925	85.00	1992		73	C	1.00	57,400
PATF	Flagstone Pav	L	242	30.00	1990		71		0.00	5,500
FOPC	Open Prch-roo	B	28	55.00	1981		69		0.00	1,300
FEP	Enclosed porc	B	389	70.00	1981		69		0.00	14,400
GAR	Attached Gara	B	576	40.00	1981		69		0.00	14,100
BMT	Basement-Unfi	B	840	26.01	1981		69		0.00	16,200
PAT2	Patio-Good	L	324	9.94	1990		71		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,803	1,803	1,803	484.12	872,868
BMT	Basement Area	0	840	0	0.00	0
FEP	Enclosed Porch	0	390	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
FUS	Upper Story	16	16	16	484.12	7,746
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	566	0	0.00	0
TQS	Three Quarter Story	1,210	1,861	1,210	314.77	585,785
Ttl Gross Liv / Lease Area		3,029	6,080	3,029		1,466,399

