

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
CALLAHAN, RICHARD P & CYNTHIA		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			6 Septic			RESIDENTL	1010	1,063,200	1,063,200	
2034 OYSTER HARBORS		SUPPLEMENTAL DATA				RES LAND	1010	1,724,300	1,724,300	
		Alt Prcl ID	Split Zonin		Plan Ref.	16/85, 96/101				
OSTERVILLE MA 02655	#DL 1 LOTS 2, 1GGG		#SR		Land Ct#	15354-22				
	#DL 2		Life Estate		PP STATU					
	GIS ID F_953770_2689749		Assoc Pid#							
						Total		2,787,500	2,787,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CALLAHAN, RICHARD P & CYNTHIA H		C154556	0	08-30-1999	Q	I	756,000	00	Year	Code	Assessed	Year	Code	Assessed
HANOVER, ALAIN J & CAROL M		C141366	0	07-15-1996	U	I	525,000	A	2023	1010	934,000	2022	1010	771,500
FLOOD, JACQUELINE H		C32500	0	04-17-1960	U		0			1010	1,358,600		1010	1,021,500
										1010			1010	7,300
						Total			2,292,600	Total		1,793,000	Total	1,698,100

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

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0117				OSTVIL	Appraised Bldg. Value (Card)	1,021,000	
					Appraised Xf (B) Value (Bldg)	34,900	
					Appraised Ob (B) Value (Bldg)	7,300	
					Appraised Land Value (Bldg)	1,724,300	
					Special Land Value	0	
					Total Appraised Parcel Value	2,787,500	
					Valuation Method	C	
					Total Appraised Parcel Value	2,787,500	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										06-12-2020	WD			25	NO TRESPASSING
										08-09-2017	MS	02		14	Cyclical Inspection
										10-19-2015	GA	02		03	Cycl Insp Comp
										05-18-2015	JR	03		03	Cycl Insp Comp
										08-23-2013	DR	22		22	Change of Address
										07-03-2013	DR	03		16	In Office Review
										09-26-2012	TR	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		Date	Id	Type	Is	Cd	Purpost/Result
49922	11-09-2000	AD	Addition	105,600	01-28-2002	100	01-01-2002	EXPAND FAM RM, BEDRMS		06-12-2020	WD			25	NO TRESPASSING
17146	08-08-1996	AD	Addition	120,000	01-01-1997	100	01-01-1997	2 CAR GAR, BRZWY, RENOV		08-09-2017	MS	02		14	Cyclical Inspection

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	0.100	AC 14,250.00	1.00000	1.0000	0	1.00	0117	9.700		1.0000	138,225	13,800
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			1,724,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
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	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
Adjust Type			B	S
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	1,398,678
Year Built	1932
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	1,021,000
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	3	6000.00	1984		73		0.00	13,100
FPO	Ext FP Openin	B	1	2000.00	1984		73		0.00	1,500
PATC	Conc Pavers	L	644	15.46	1996		77		0.00	7,300
FOPC	Open Prch-roo	B	190	55.00	1984		73		0.00	5,400
GAR	Attached Gara	B	576	40.00	1984		73		0.00	14,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,750	2,750	2,750	298.99	822,224	
FHS	Half Story	224	448	224	149.50	66,974	
FPC	Open Porch Conc. Floor	0	190	0	0.00	0	
FUS	Upper Story	1,265	1,265	1,265	298.99	378,223	
GAR	Attached Garage	0	576	0	0.00	0	
PTO	Patio	0	644	0	0.00	0	
TQS	Three Quarter Story	439	676	439	194.17	131,257	
Ttl Gross Liv / Lease Area		4,678	6,549	4,678		1,398,678	

