

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION				
MARY M RYAN 2020 DYNASTY TRUS 455 BRIDGE STREET OSTERVILLE MA 02655			1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		RESIDNTL RES LAND	1010 1010	849,500 2,345,000	849,500 2,345,000
				6 Septic			1 Excel View								
SUPPLEMENTAL DATA															
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 10 #DL 2 GIS ID F_955158_2689521			Plan Ref. 170/117 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 3,194,500 3,194,500							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed			
2023	1010	721,500	2022	1010	593,300	2021	1010	1,235,000	2021	1010	511,600			
	1010	2,144,600		1010	1,202,500		1010	31,000						
Total		2,866,100	Total		1,828,300	Total		1,745,100						

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			
0118			OSTVIL		Appraised Bldg. Value (Card)	790,100	
					Appraised Xf (B) Value (Bldg)	28,400	
					Appraised Ob (B) Value (Bldg)	31,000	
					Appraised Land Value (Bldg)	2,345,000	
					Special Land Value	0	
					Total Appraised Parcel Value	3,194,500	
					Valuation Method	C	
					Total Appraised Parcel Value	3,194,500	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
16-2204	09-09-2016	804	Addn Alt-Res	100,000	04-24-2017	100	06-30-2017	move bedroom over garage w/		06-05-2020	WD			FR	Field Review
2014-05739	02-08-2016	833	Shd-Res-under	0	04-24-2017	0		INACTIVE - 14X10 SHED		01-19-2018	SR	02		03	Cycl Insp Comp
201207417	12-07-2012	RE	Remodel	6,000	01-11-2013	100	06-30-2012	RENO.5 BTH TO FULL-ADD		06-30-2017	SR	02		02	Bldg Permit Completed
201204514	09-25-2012	RE	Remodel	5,000	01-11-2013	100	06-30-2012	REMOV/REPLC ENTRANCE		02-13-2017	AL	22		22	Change of Address
200802087	09-12-2008	PH	Pool Heater			0		NO POOL-POOL HTR & GAS		11-14-2013	DR	22		22	Change of Address
200804827	09-03-2008	NR	New Roof	8,000	06-30-2009	100	06-30-2009	REROOF STRIPPING OLD		10-09-2013	JR	03		20	Sale Review
200803523	07-01-2008	NS	New Siding	6,000	06-30-2009	100	06-30-2009	RESIDE		04-05-2013	RB	03		02	Bldg Permit Completed

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	0118	12.500		1.0000	2,204,300	2,204,300
1	1010	Single Fam M-0	RF-1	3	0.790	AC 14,250.00	1.00000	1.0000	0	1.00	0118	12.500		1.0000	178,125	140,700
Total Card Land Units					1.79	AC	Parcel Total Land Area					1.79	Total Land Value			2,345,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	2.15	2 Stories w/FA			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	41	4 Full-1 Half			
Building Value New					1,026,048
Year Built					1958
Effective Year Built					1990
Depreciation Code					G
Remodel Rating					
Year Remodeled					
Depreciation %					23
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					
Percent Good					77
RCNLD					790,100
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
FPL3	Fireplace 2 sto	B	1	7000.00	1992		77		0.00	5,400
DKPA	Pond Dock-Av	L	1	32500.00	1993		48		0.00	15,600
PATF	Flagstone Pav	L	150	30.00	1992		73		0.00	3,800
FOPC	Open Prch-roo	B	254	55.00	1992		77		0.00	7,600
GAR	Attached Gara	B	560	40.00	1992		77		0.00	15,400
WDC	Wood Decking	L	42	20.00	1993		48		0.00	1,200
WDC	Wood Decking	L	230	20.00	2012		86		0.00	4,400
PAT1	Patio- Average	L	163	5.89	1993		74		0.00	800
GEN	Emergency Ge	L	1	5550.00	2016		94		0.00	5,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,084	2,084	2,084	249.77	520,517
FPC	Open Porch Conc. Floor	0	254	0	0.00	0
FUS	Upper Story	1,840	1,840	1,840	249.77	459,573
GAR	Attached Garage	0	560	0	0.00	0
PRG	Pergola	0	24	0	0.00	0
PTO	Patio	0	313	0	0.00	0
UAT	Attic, Unfinished	0	1,840	184	24.98	45,957
WDK	Wood Deck	0	230	0	0.00	0
Ttl Gross Liv / Lease Area		3,924	7,145	4,108		1,026,047

