

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOELBEL, BRIAN C & RYAN, TRACY 220 BAY ST OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1010	2,145,800	2,145,800
			6 Septic			RES LAND	1010	2,358,900	2,358,900
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q YES:		Land Ct# 26772-L					
#DL 1 LOT 14		#DL 2		Life Estate					
GIS ID F_958163_2691656		Assoc Pid#							
						Total		4,504,700	4,504,700

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KOELBEL, BRIAN C & RYAN, TRACY A		C219229	0	04-26-2019	U	I	2,271,250	1	Year	Code	Assessed	Year	Code	Assessed
MOORE, ROBERT B JR & AMANDA K		C172360	0	03-15-2004	U	I	1,800,000	1A	2023	1010	1,913,900	2022	1010	162,600
KOHLMAS, VIRGINIA A		C135091	0	09-15-1994	Q	I	875,000	U		1010	3,069,300		1010	1,633,100
VAN AMSTERDAM, JOHN C & A W		C128860	0	12-15-1992	U	I	750,000	L					1010	42,800
F D I C		C128470	0	11-15-1992	U	I	761,000	L						
						Total		4,983,200	Total		1,795,700	Total		2,097,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			OSTVIL

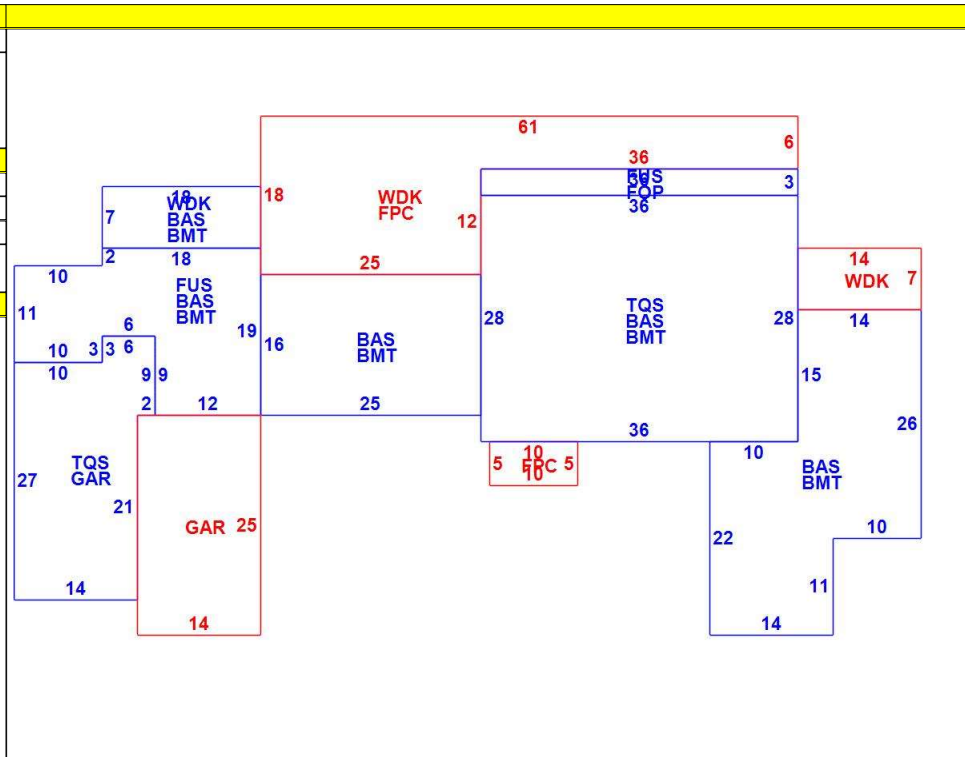
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,832,200
Appraised Xf (B) Value (Bldg)	135,600
Appraised Ob (B) Value (Bldg)	178,000
Appraised Land Value (Bldg)	2,358,900
Special Land Value	0
Total Appraised Parcel Value	4,504,700
Valuation Method	C
Total Appraised Parcel Value	4,504,700

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
SM-21-109	09-15-2021	834	Sheet Metal	10,000	06-30-2022	100	06-30-2022	Duct Work	08-09-2022	TR	03		16	In Office Review
B-20-2859	12-02-2020	882	Detached Acce	129,000	06-30-2022	100	06-30-2022	Construct New Detached two c	07-08-2022	SR	01		02	Bldg Permit Completed
B-20-2850	12-02-2020	804	Addn Alt-Res	1,492,987	06-30-2022	100	06-30-2022	Remove existing garage & kitc	04-26-2022	CK	02		13	CALL BACK
20-2981	11-16-2020	810	Demolition	10,000	04-06-2021	100	06-30-2021	Demo only selective areas of e	04-28-2021	BM	22		22	Change of Address
25251	08-26-1997	AD	Addition	160,000	03-31-1998	100	01-01-1999	COMPLETE	04-06-2021	SR	02		13	CALL BACK
B35684	03-01-1993	AD	Addition	5,000	01-15-1994	100	12-31-1994	OS WINDOW	06-05-2020	WD			FR	Field Review
B29902	09-01-1986	AD	Addition	80,000	01-15-1988	100	12-31-1988	OS ADD'N	05-16-2018	KM	02		03	Cycl Insp Comp

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	0119	12.000			1.0000	2,116,128
1	1010	Single Fam M-0	RF-1	3	1.420	AC 14,250.00	1.00000	1.0000	0	1.00	0119	12.000	RESIDUAL		1.0000	171,000
Total Card Land Units					2.42	AC	Parcel Total Land Area					2.42	Total Land Value			2,358,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	X-	Exceptional Mi			
Stories	2	2 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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,832,157		
Year Built			2021		
Effective Year Built			2019		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			0		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			100		
RCNLD			1,832,200		
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
DKAV	Dock-Ave	L	1	100000.0	1984		30		0.00	30,000
BMT	Basement-Unfi	B	2,560	26.01			100		0.00	54,500
FGR3	Garage-Good-	L	837	60.00	2020		100	X+	2.50	125,600
GAR	Attached Gara	B	758	40.00			100		0.00	25,000
FOPC	Open Prch-roo	B	716	55.00			100		0.00	25,900
WDC	Deck comp w	L	890	28.00	2020		100		0.00	22,400
FOP	Open Porch-ro	B	108	55.00			100		0.00	5,800
BFA	Bsmt Fin-Avg	B	1,408	17.36			100		0.00	24,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,560	2,560	2,560	459.65	1,176,699
BMT	Basement Area	0	2,560	0	0.00	0
FOP	Open Porch	0	108	0	0.00	0
FPC	Open Porch Conc. Floor	0	716	0	0.00	0
FUS	Upper Story	506	506	506	459.65	232,582
GAR	Attached Garage	0	758	0	0.00	0
TQS	Three Quarter Story	920	1,416	920	298.64	422,876
WDK	Wood Deck	0	890	0	0.00	0
Ttl Gross Liv / Lease Area		3,986	9,514	3,986		1,832,157

