

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MANGALO, MICHEL G & LYNNE A TR MANGALO REALTY TRUST 38 BEACH PLUM HILL ROAD OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1010	1,202,000	1,202,000
			6 Septic			RES LAND	1010	2,288,500	2,288,500
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 15 & 24 #DL 2 GIS ID F_956828_2698082				Plan Ref. Land Ct# 13104-E & H (SH #SR Life Estate PP STATU Assoc Pid#		Total 3,490,500 3,490,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MANGALO, MICHEL G & LYNNE A TRS		C231859	0	12-19-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MANGALO, MICHEL G & LYNNE T		C195997	0	12-29-2011	U	I	1,515,000	1	2023	1010	1,074,000	2022	1010	913,000	2021	1010	689,300
SCHALLER, WILLIAM F & JANE A		C143290	0	01-13-1997	Q	I	968,000	00		1010	2,969,000		1010	1,564,100		1010	1,564,100
MORRIS, STEPHEN C & GRAY, JANE M		C143289	0	01-13-1997	U		0	1A								1010	107,800
MORRIS, CAROLINE L		C107593	0	08-15-1986	Q	I	1,575,000	U	Total		4,043,000	Total		2,477,100	Total		2,361,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0118			MARSTM

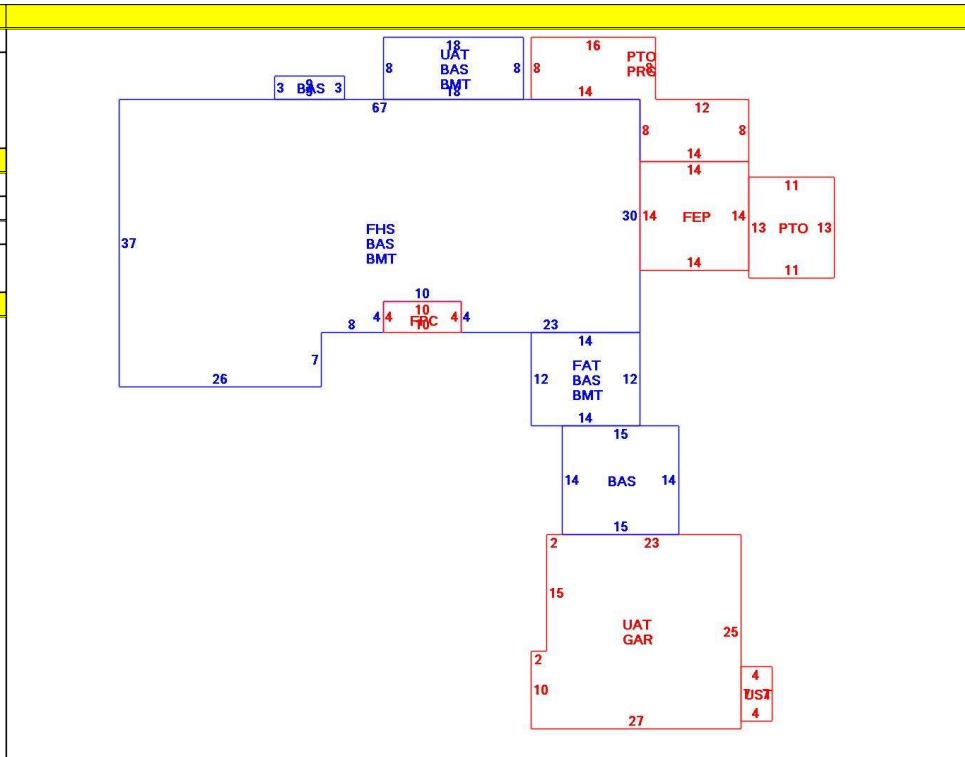
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,011,600
Appraised Xf (B) Value (Bldg)	82,600
Appraised Ob (B) Value (Bldg)	107,800
Appraised Land Value (Bldg)	2,288,500
Special Land Value	0
Total Appraised Parcel Value	3,490,500
Valuation Method	C
Total Appraised Parcel Value	3,490,500

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
16-1755	07-28-2016	833	Shd-Res-under	0	11-02-2016	100	06-30-2017	install a 10x20 shed	06-02-2020	DM			FR	Field Review
16-1693	07-12-2016	830	Pool - Inground	30,000	11-02-2016	100	06-30-2017	Dig and install in gound gunite	03-23-2017	SR	01		02	Bldg Permit Completed
201203708	06-26-2012	IN	Insulation	1,600	06-30-2012	100	06-30-2012	INSULATE-AIR SEAL	05-24-2016	JR	03		16	In Office Review
B28618	10-01-1985	DW	Dwelling	400,000	01-15-1987	100	06-30-1987	OS 2 STOR	05-14-2015	JR	03		03	Cycl Insp Comp
									07-17-2014	GC	03		16	In Office Review
									01-29-2014	TR	03		16	In Office Review
									07-31-2012	DR	22		22	Change of Address

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	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0119	12.000		1.0000	2,116,128	2,116,100
1	1010	Single Fam M-0	RF	3	1.000	AC 14,250.00	1.00000	1.0000	0	1.00	0119	12.000		1.0000	171,000	171,000
1	1010	Single Fam M-0	RF	3	0.610	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	1,400
Total Card Land Units					2.61	AC	Parcel Total Land Area					2.61	Total Land Value			2,288,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 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		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,204,324
			Year Built		1985
			Effective Year Built		1998
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		1,011,600
			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	2000		84		0.00	5,000
FPO	Ext FP Openin	B	1	2000.00	2000		84		0.00	1,700
FOPC	Open Prch-roo	B	40	55.00	2000		84		0.00	2,100
FEP	Enclosed porc	B	196	70.00	2000		84		0.00	10,400
GAR	Attached Gara	B	645	40.00	2000		84		0.00	18,600
BMT	Basement-Unfi	B	2,464	26.01	2000		84		0.00	44,300
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
UST	Utility Storage-	B	28	17.11	2000		84		0.00	500
PATC	Conc Pavers	L	383	15.46	2016		97		0.00	5,700
PRG1	Pergola-Avg	L	240	18.00	2016		94	C	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,701	2,701	2,701	310.31	838,155
BMT	Basement Area	0	2,464	0	0.00	0
FAT	Attic, Finished	25	168	25	46.18	7,758
FEP	Enclosed Porch	0	196	0	0.00	0
FHS	Half Story	1,076	2,152	1,076	155.16	333,897
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	645	0	0.00	0
PRG	Pergola	0	240	0	0.00	0
PTO	Patio	0	383	0	0.00	0
UAT	Attic Unfinished	0	789	79	31.07	24,515
Ttl Gross Liv / Lease Area		3,802	9,806	3,881		1,204,325



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GIS ID F_956828_2698082		Assoc Pid#							
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Rms Prts											
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Parcel Id				C		Owne		0.0			
Adjust Type		Code		Description		Factor%					
Condo Flr											
Condo Unit											
Building Value New						Year Built					
Effective Year Built						Depreciation Code					
Remodel Rating						Year Remodeled					
Depreciation %						Functional Obsol					
External Obsol						Trend Factor					
Condition						Condition %					
Percent Good						RCNLD					
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	
SPH3	Pool Heater 80	L	1	4116.00	2016		94		0.00	3,900	
SPL3	Pool Gunite	L	840	75.00	2016		94	C	1.00	58,700	
PATC	Conc Pavers	L	2,088	15.46	2016		97		0.00	25,600	
SHD2	Shed w/Elec	L	200	26.00	2016		94		0.00	4,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
UST	Utility Enclosure	0	28	0	0.00	0					
Ttl Gross Liv / Lease Area											