

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GINGRAS, DIANE R 3111 FALMOUTH ROAD OSTERVILLE MA 02655		2	Above Street	2	Public Water	1	Paved	Description	Code	Assessed	Assessed
		4	Gas			RESIDENTL	1010	478,200	478,200		
		6	Septic			RES LAND	1010	177,000	177,000		
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5A & 10 #DL 2 GIS ID F_957173_2700560						Plan Ref. 339/32 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		655,200	655,200

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GINGRAS, DIANE R		20058	0236	07-19-2005	Q	I	320,000	00	Year	Code	Assessed	Year	Code	Assessed		
TALIN, DEANNA		13564	0265	02-15-2001	Q	I	170,000	00	2023	1010	411,400	2022	1010	355,100		
CASEY, DEBORAA TR		13285	0025	10-06-2000	U	I	0	1		1010	161,000		1010	119,500		
POLCARO, BARBARA J TR		9317	0083	08-15-1994	U	I	142,000	B								
POLCARO HOMES INC		9192	0340	05-15-1994	Q	I	142,000	U								
Total											572,400			474,600	Total	411,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2011	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				MARSTM	Appraised Bldg. Value (Card)	419,700	
					Appraised Xf (B) Value (Bldg)	58,500	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	177,000	
					Special Land Value	0	
					Total Appraised Parcel Value	655,200	
					Valuation Method	C	
					Total Appraised Parcel Value	655,200	

NOTES											

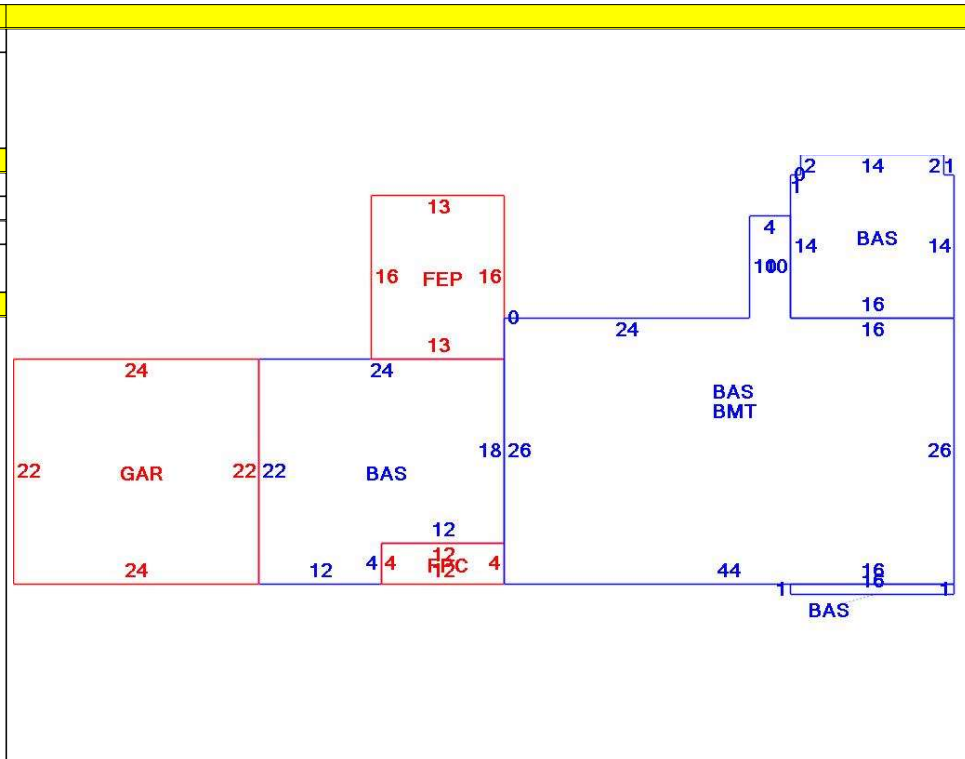
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
18-2066	07-25-2018	822	Insulation	3,600		100		Insulation, weatherization, air s		04-21-2023	AG	22		22	Change of Address
201205021	08-28-2012	IN	Insulation	2,400	06-30-2013	100	06-30-2013	INSULATE-AIR SEAL		06-02-2020	DM			FR	Field Review
20062367	08-08-2006	NW	New Windows	2,500	06-30-2007	100	06-30-2007	RESIDE-REPLC WINDS		08-14-2019	SR	01		03	Cycl Insp Comp
90349	02-16-2006	RW	Repair Work	900	09-11-2006	100	06-30-2007	REMOD SPACE INTO GROO		12-29-2011	TP	03		16	In Office Review
B29943	09-01-1986	AD	Addition	1,500	01-15-1987	100	06-30-1987	MM ADD'N		10-11-2007	JR	03		16	In Office Review
B26572	06-01-1984	DW	Dwelling	0	04-15-1985	100	06-30-1985	MM 1 STOR		04-30-2007	TP	01		16	In Office Review
										09-01-2006	PT	01		14	Cyclical Inspection

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	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RF	3	0.050	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	700
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value			177,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	06	Vertical Sidin			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr	Condo Unit		

COST / MARKET VALUATION	
Building Value New	499,615
Year Built	1984
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	419,700
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
FPL1	Fireplace 1 sto	B	1	5000.00	2000		84		0.00	4,200
GAR	Attached Gara	B	528	40.00	2000		84		0.00	16,200
BMT	Basement-Unfi	B	1,184	26.01	2000		84		0.00	24,900
FEP	Enclosed porc	B	208	70.00	2000		84		0.00	10,800
FOPC	Open Prch-roo	B	48	55.00	2000		84		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,932	1,932	1,932	258.60	499,615
BMT	Basement Area	0	1,184	0	0.00	0
FEP	Enclosed Porch	0	208	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
Ttl Gross Liv / Lease Area		1,932	3,900	1,932		499,615

