

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TECENO, FREDERICK S & DIANNE L 131 GARRISON LANE OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	1,220,300	1,220,300
			2 Public Water			RES LAND	1010	1,313,700	1,313,700
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 2664-104					
#DL 1 LOT 202		#DL 2		#SR					
GIS ID F_958651_2685937		Assoc Pid#		Life Estate					
				PP STATU A:Active					
						Total		2,534,000	2,534,000

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
2023	1010	1,040,300	2022	1010	683,100	2021	1010	582,900					
	1010	1,064,800		1010	955,800		1010	955,800					
							1010	3,800					
Total		2,105,100	Total		1,638,900	Total		1,542,500					

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total				0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0116			OSTVIL

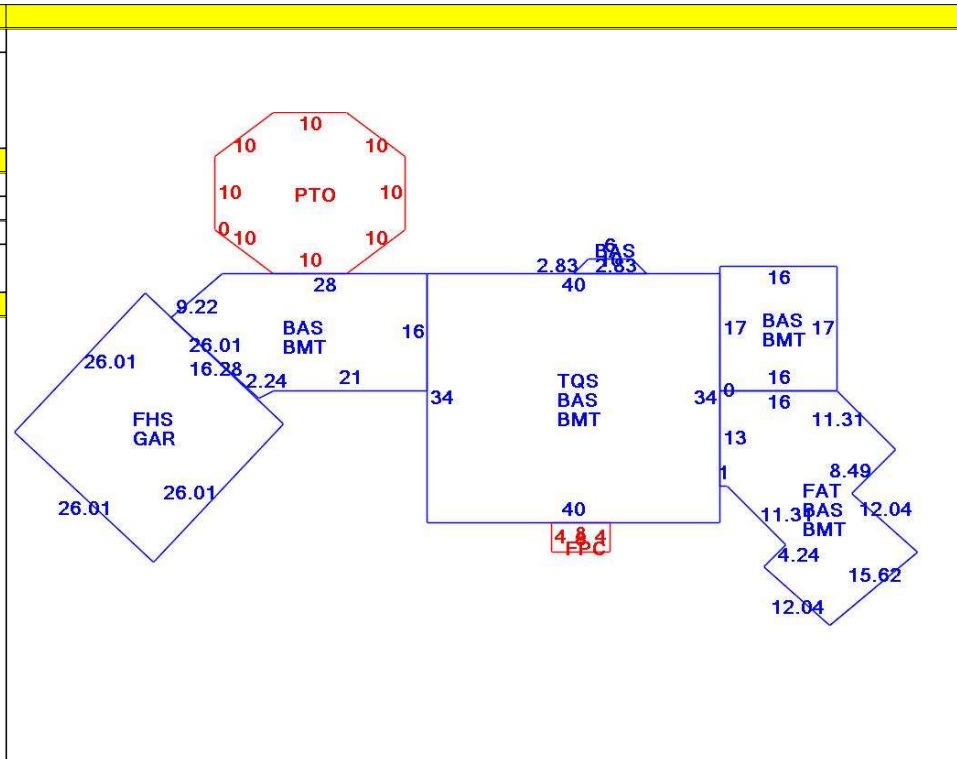
NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,089,700		
Appraised Xf (B) Value (Bldg)	84,700		
Appraised Ob (B) Value (Bldg)	45,900		
Appraised Land Value (Bldg)	1,313,700		
Special Land Value	0		
Total Appraised Parcel Value	2,534,000		
Valuation Method	C		
Total Appraised Parcel Value	2,534,000		

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	
BLDR-23-49	02-07-2023	830	Pool - Inground	70,000	05-15-2023	50		To construct an 18 x 40 (720 s	08-30-2023	LH	03		16	In Office Review	
81060	12-03-2004	AD	Addition	85,000	10-06-2006	100	06-30-2008	OS 1 1/2S	05-15-2023	SR	02		13	CALL BACK	
B36220	10-01-1993	DW	Dwelling	189,000	01-15-1995	100	01-15-1995		05-28-2020	WD				FR	Field Review
									06-07-2018	JL	03			16	In Office Review
									05-18-2017	SR	02			14	Cyclical Inspection
									05-11-2015	JR	03			03	Cycl Insp Comp
									06-23-2008	JG	03			16	In Office Review

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	0116	7.100		1.0000	1,252,042	1,252,000
1	1010	Single Fam M-0	RF-1	3	0.610	AC 14,250.00	1.00000	1.0000	0	1.00	0116	7.100		1.0000	101,175	61,700
Total Card Land Units					1.61	AC	Parcel Total Land Area					1.61	Total Land Value			1,313,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 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			1,147,067		
Year Built			1994		
Effective Year Built			2013		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
RCNLD			1,089,700		
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
FPL2	Fireplace 1.5 s	B	1	6000.00			95		0.00	5,700
FPO	Ext FP Openin	B	1	2000.00			95		0.00	1,900
PAT2	Patio-Good	L	476	9.94	2002		83		0.00	3,800
FOPC	Open Prch-roo	B	32	55.00			95		0.00	2,000
GAR	Attached Gara	B	676	40.00			95		0.00	21,800
BMT	Basement-Unfi	B	2,648	26.01			95		0.00	53,300
GEN	Emergency Ge	L	1	5550.00	2022		100		0.00	5,600
SPL3	Pool Gunite	L	720	75.00	2023		50	B	1.32	36,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,664	2,664	2,664	289.23	770,496
BMT	Basement Area	0	2,648	0	0.00	0
FAT	Attic, Finished	80	530	80	43.66	23,138
FHS	Half Story	338	676	338	144.61	97,758
FPC	Open Porch Conc. Floor	0	32	0	0.00	0
GAR	Attached Garage	0	676	0	0.00	0
PTO	Patio	0	476	0	0.00	0
TQS	Three Quarter Story	884	1,360	884	188.00	255,675
Ttl Gross Liv / Lease Area		3,966	9,062	3,966		1,147,067

