

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
VALENTGAS, GEORGE R&CARROLL- 434 EEL RIVER ROAD OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	523,900	523,900		
			2 Public Water			RES LAND	1010	1,146,300	1,146,300		
SUPPLEMENTAL DATA						Total				1,670,200	1,670,200
		Alt Prcl ID	Split Zonin	Plan Ref.	Land Ct# 2664-18						
		BID Parcel	ResExpt Q YES:	Life Estate	PP STATU						
		#DL 1 LOT E-51	#DL 2	Assoc Pid#							
		GIS ID F_960171_2686200									

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					
VALENTGAS, GEORGE R&CARROLL-WI	C222724	0	06-17-2020	U	I	1	1F	2023	1010	464,000	2022	1010	392,900	2021	1010	325,900
VALENTGAS, GEORGE R	C207156	0	08-19-2015	U	I	750,000	1A		1010	1,042,100		1010	564,200		1010	546,400
VALENTGAS, ELLEN	C182891	0	04-24-2007	U	I	750,000	1A								1010	8,400
LEONARD, JONATHAN G & MARTIN, DE	C177766	0	08-30-2005	U	I	1	1A									
LEONARD, JONATHAN G	C177765	0	08-30-2005	U	I	1	1									
Total								1,506,100	Total		957,100	Total		880,700		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2017	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

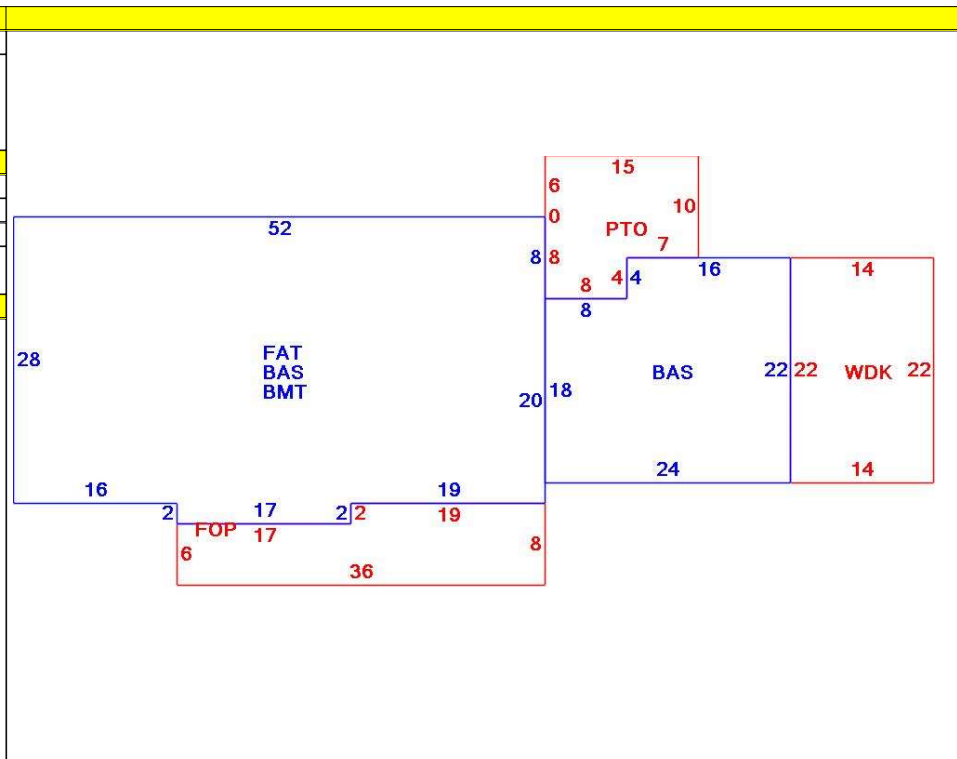
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0114				OSTVIL	Appraised Bldg. Value (Card)	473,500	
					Appraised Xf (B) Value (Bldg)	42,000	
					Appraised Ob (B) Value (Bldg)	8,400	
					Appraised Land Value (Bldg)	1,146,300	
					Special Land Value	0	
					Total Appraised Parcel Value	1,670,200	
					Valuation Method	C	
					Total Appraised Parcel Value	1,670,200	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
SHED-23-9	08-11-2023	863	Shed Registrati	0		0			05-28-2020	WD			FR	Field Review	
17-538	03-15-2017	804	Addn Alt-Res	200,000	06-30-2017	100	06-30-2017	turn existing garage to a new g	01-19-2018	SR	02		03	Cycl Insp Comp	
17-293	02-02-2017	835	Sid/Wind/Roof/	19,000	06-30-2017	100	06-30-2017	REPLACE 19 WINDOWS .27 -	07-07-2017	SR	02		02	Bldg Permit Completed	
200905763	11-23-2009	DE	Demolish	4,800	12-31-2010	0	12-31-2010	WITHDRAWN-DEMO SINGLE	11-16-2016	KM	02		03	Cycl Insp Comp	
200905762	11-23-2009	DW	Dwelling	600,000	12-31-2010	0	12-31-2010	WITHDRAWN-4 BD DW	09-30-2016	GC	03		16	In Office Review	
60537	04-19-2002	NR	New Roof	1,150	04-22-2003	100	01-01-2003	STRP OLD	02-22-2016	JR	03		15	Abatement Review	
									01-17-2014	GC	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	0114	6.500		1.0000	1,146,236	1,146,200
1	1010	Single Fam M-0	RF-1	3	0.040	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	100
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			1,146,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.2				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id	C	B	S	Ownr 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr	Condo Unit			
COST / MARKET VALUATION				
Building Value New		544,301		
Year Built		1982		
Effective Year Built		2002		
Depreciation Code		G		
Remodel Rating				
Year Remodeled				
Depreciation %		13		
Functional Obsol		0		
External Obsol		0		
Trend Factor		1		
Condition				
Condition %				
Percent Good		87		
RCNLD		473,500		
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
FPLG	Gas Fireplace	B	1	2500.00	2004		87		0.00	2,200
BMT	Basement-Unfi	B	1,490	26.01	2004		87		0.00	30,700
PATC	Conc Pavers	L	184	15.46	2017		98		0.00	3,100
WDC	Wood Deck w/	L	308	18.00	2017		96		0.00	5,300
FOP	Open Porch-ro	B	254	55.00	2004		87		0.00	9,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,986	1,986	1,986	246.29	489,132
BMT	Basement Area	0	1,490	0	0.00	0
FAT	Attic, Finished	224	1,490	224	37.03	55,169
FOP	Open Porch	0	254	0	0.00	0
PTO	Patio	0	182	0	0.00	0
WDK	Wood Deck	0	308	0	0.00	0
Ttl Gross Liv / Lease Area		2,210	5,710	2,210		544,301

