

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BIRMINGHAM, KAREN M & NOVACK, JOHN P BIRMINGHAM JR REV TRUS 333 EEL RIVER ROAD					7 Waterfront	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
OSTERVILLE MA 02655						RESIDNTL	1090	2,702,700	2,702,700	
						RES LAND	1090	4,959,100	4,959,100	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 187 #DL 2 GIS ID F_959348_2687062				Plan Ref. Land Ct# 2664-99 #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BIRMINGHAM, KAREN M & NOVACK, KE		C189409 0	08-31-2009	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
BIRMINGHAM, JOHN P ESTATE OF		#D11225 0	02-24-2007	U	I	0	1	2023	1090	2,259,400	2022	1090	1,873,500
BIRMINGHAM, JOHN P		C166496 0	09-06-2002	U	I	100	1A		1090	4,542,300		1090	3,461,700
BIRMINGHAM, JOHN P & KAREN		C140458 0	04-15-1996	U	I	100	1A					1090	145,100
BIRMINGHAM, JOHN P & KAREN		C70668 0	05-27-1977	U		0		Total		6,801,700	Total		5,335,200
								Total			Total		4,940,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF10			Batch OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			2,509,900
Appraised Xf (B) Value (Bldg)			47,700
Appraised Ob (B) Value (Bldg)			145,100
Appraised Land Value (Bldg)			4,959,100
Special Land Value			0
Total Appraised Parcel Value			7,661,800
Valuation Method			C
Total Appraised Parcel Value			7,661,800

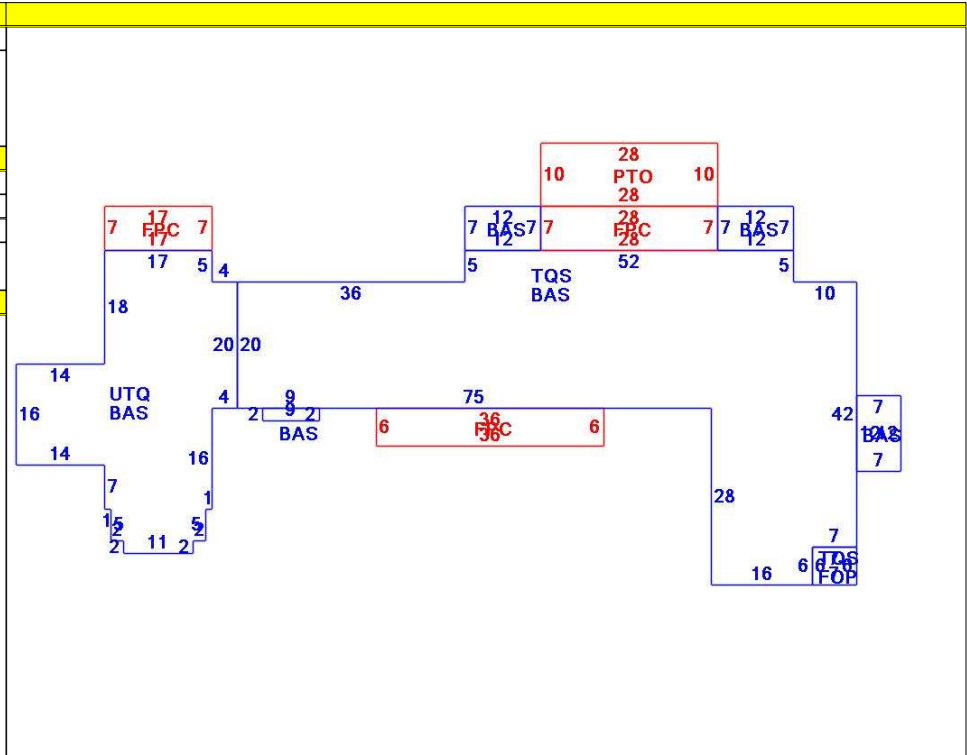
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-3223	09-28-2018	835	Sid/Wind/Roof/	80,000		100		replace siding & roof	05-28-2020	WD			FR	Field Review
87689	10-19-2005	OB	Out Building			0		38 X 26	08-09-2019	TR	03		16	In Office Review
51371	01-30-2001	RA	Remodel-Additi	134,496	01-23-2002	100	01-01-2002		05-18-2018	KM	02		03	Cycl Insp Comp
29427	03-16-1998	RE	Remodel	50,000		100	01-01-1999		11-28-2011	TP	03		16	In Office Review
									04-21-2011	NF	03		16	In Office Review
									03-04-2008	JG	03		16	In Office Review
									10-17-2006	PT	02		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	1090	Multi Hses M-01	RF-1	3	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	WF10	26.000		1.0000	4,584,944	4,584,900	
Total Card Land Units					1.00 AC	Parcel Total Land Area					2.01	Total Land Value					4,584,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	X	Exceptional			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
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	10	10 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	18	18 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105	2				
Accessory Apt					
Foundation Alt	06	Piers			
Rms Prts					
Bath Split	51	5 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		3,058,882
Year Built	1922	
Effective Year Built	1989	
Depreciation Code	VG	
Remodel Rating		
Year Remodeled		
Depreciation %	23	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	77	
RCNLD	2,355,300	
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
FPL3	Fireplace 2 sto	B	4	7000.00	1989		77		0.00	21,600
FPO	Ext FP Openin	B	1	2000.00	1989		77		0.00	1,500
BH1	Boat House Av	L	360	37.53	1940		21	00	1.00	2,800
DKHD	Dock-Heavy	L	1	205000.0	1991		44		0.00	90,200
FGR7	Gar w/Lft Goo	L	988	70.00	1986		67	00	1.00	46,300
WDC	Wood Deck w/	L	126	18.00	2001		64		0.00	2,200
PATC	Conc Pavers	L	280	15.46	2001		82		0.00	3,600
FOP	Open Porch-ro	B	42	55.00	1989		77		0.00	2,300
FOPC	Open Prch-roo	B	531	55.00	1989		77		0.00	15,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,190	4,190	4,190	463.40	1,941,633
FOP	Open Porch	0	42	0	0.00	0
FPC	Open Porch Conc. Floor	0	531	0	0.00	0
PTO	Patio	0	280	0	0.00	0
TQS	Three Quarter Story	1,862	2,864	1,862	301.27	862,845
UTQ	Unfinished Three-quarter story	0	1,098	549	231.70	254,405
Ttl Gross Liv / Lease Area		6,052	9,005	6,601		3,058,883



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OSTERVILLE MA 02655						RESIDNTL	1090	2,702,700	2,702,700	
						RES LAND	1090	4,959,100	4,959,100	VISION
SUPPLEMENTAL DATA										
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RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BIRMINGHAM, KAREN M & NOVACK, KE		C189409	0	08-31-2009	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BIRMINGHAM, JOHN P ESTATE OF		#D11225	0	02-24-2007	U	I	0	1	2023	1090	2,259,400	2022	1090	1,873,500	2021	1090	1,600,000
BIRMINGHAM, JOHN P		C166496	0	09-06-2002	U	I	100	1A		1090	4,542,300		1090	3,461,700		1090	3,195,400
BIRMINGHAM, JOHN P & KAREN		C140458	0	04-15-1996	U	I	100	1A							1090	145,100	
BIRMINGHAM, JOHN P & KAREN		C70668	0	05-27-1977	U		0		Total		6,801,700	Total		5,335,200	Total		4,940,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2020	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
WF10				OSTVIL						
NOTES				Appraised Bldg. Value (Card)						2,509,900
				Appraised Xf (B) Value (Bldg)						47,700
				Appraised Ob (B) Value (Bldg)						145,100
				Appraised Land Value (Bldg)						4,959,100
				Special Land Value						0
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				Total Appraised Parcel Value						7,661,800

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	

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
2	1090	Multi Hses M-01	RF-1	3	1.010 AC	14,250.00	1.00000	1.0000	0	1.00	WF10	26.000		1.0000	370,500	374,200
Total Card Land Units					1.01	AC	Parcel Total Land Area					2.01	Total Land Value			374,200

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	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	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	2				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	168,038
Year Built	2006
Effective Year Built	2009
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	154,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

	28	
17	BAS	17
	28	
6	FOP	6
	28	

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
FOP	Open Porch-ro	B	168	55.00	2011		92		0.00	7,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	476	476	476	353.02	168,038
FOP	Open Porch	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		476	644	476		168,038

