

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
LEAHY, CHRISTOPHER D  55 FIRST AVENUE  OSTERVILLE MA 02655		1	Level	6	Septic	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	433,800	433,800
				2	Public Water					RES LAND	1010	859,000	859,000
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 3A #DL 2 GIS ID F_960882_2690105						Plan Ref. 150/81 (SH 2) Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 1,292,800 1,292,800			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
LEAHY, CHRISTOPHER D TR		35630	159	02-08-2023	U	I	1	1F					Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LEAHY, CHRISTOPHER D		31208	0289	04-18-2018	U	I	495,000	1A	2023	1010	371,300	2022	1010	318,600	2021	1010	254,200				
LEAHY, JEAN A ESTATE OF		31208	0287	04-18-2018	U	I	0	1F		1010	709,900		1010	462,700		1010	420,700				
LEAHY, M LOUISE & JEAN A TRS		28827	0281	04-28-2015	U	I	1	1F									1010	5,300			
LEAHY, M LOUISE		13198	0326	08-23-2000	U	I	0	1					Total		1,081,200	Total		781,300	Total		680,200

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

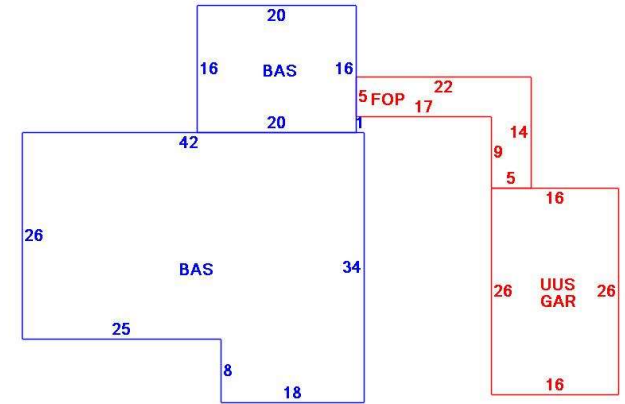
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0112			OSTVIL				
NOTES				Appraised Bldg. Value (Card)	392,600		
				Appraised Xf (B) Value (Bldg)	35,900		
				Appraised Ob (B) Value (Bldg)	5,300		
				Appraised Land Value (Bldg)	859,000		
				Special Land Value	0		
				Total Appraised Parcel Value	1,292,800		
				Valuation Method	C		
				Total Appraised Parcel Value	1,292,800		

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	
EXPR-22-1	10-05-2022	835	Sid/Wind/Roof/	13,613		100		Replace 3 windows existing m garage OS ADD'N	05-28-2020	WD			FR	Field Review	
17972	09-18-1996	AD	Addition	30,000	08-20-1997	100	01-01-1997		01-24-2020	PK	03		16	In Office Review	
B34452	07-01-1991	AD	Addition	13,000	01-15-1992	100			05-15-2017	KM	02		03	Cycl Insp Comp	
									06-13-2007	DR	22		22	Change of Address	
									10-27-2006	PT	02		14	Cyclical Inspection	
									09-19-2003	PT	01		00	Meas/Listed-Interior Acces	
									05-01-2001	SM	01		00	Meas/Listed-Interior Acces	

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	RC	3	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0112	5.500		1.0000	1,827,593	859,000
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value				859,000

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	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id	C	Ownr 0.0
Roof Structure	03	Gable/Hip		B	S
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description
Interior Wall 1	05	Drywall			Factor%
Interior Wall 2			Condo Flr		
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Building Value New		530,483
Heat Type	04	Hot Air	Year Built		1959
AC Type	03	Central	Effective Year Built		1985
Bedrooms	02	2 Bedrooms	Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		26
Total Rooms	5	5 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		74
Foundation Alt	01	Poured Conc.	RCNLD		392,600
Rms Prts			Dep % Ovr		
Bath Split	20	2 Full-0 Half	Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BMT  
(618 sf)



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	1987		74		0.00	3,700
FOP	Open Porch-ro	B	155	55.00	1987		74		0.00	5,600
GAR	Attached Gara	B	416	40.00	1987		74		0.00	12,200
BMT	Basement-Unfi	B	618	26.01	1987		74		0.00	14,400
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,582	1,582	1,582	274.01	433,484
BMT	Basement Area	0	618	0	0.00	0
FOP	Open Porch	0	155	0	0.00	0
GAR	Attached Garage	0	416	0	0.00	0
UUS	Upper Story, Unfinished	0	416	354	233.17	97,000
Ttl Gross Liv / Lease Area		1,582	3,187	1,936		530,484

