

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NIGHTINGALE, GAIL C & STIMETS, V DANIEL BLOCK TRUST 32 SUNSET LN  OSTERVILLE MA 02655						Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA
						COMMERC.	3250	386,900	386,900	
						COM LAND	3250	431,000	431,000	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_960906_2691392				Plan Ref. Land Ct# 12546-F #SR Life Estate PP STATU Assoc Pid#				817,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NIGHTINGALE, GAIL C & STIMETS, VIRGINI		C809 0	02-11-1980	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3250	386,900	2022	3250	386,900	2021	3250	376,600
									3250	431,000		3250	377,100		3250	377,100
															3250	10,300
								Total		817,900	Total		764,000	Total		764,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch										
CI21								OSTVIL										
NOTES																		
-BARBER/RESTAURANT/3 RTLS 1ST FL						F = LO/SO/AGE												
-VAC OFFC UP																		
										Total Appraised Parcel Value		817,900						

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		
SIGN-21-13	09-27-2021	836	Sign	0		100		Iron A Frame Specials Board		04-29-2020	GM	04		FR	Field Review		
SIGN-21-43	05-11-2021	836	Sign	0		100		Roof Sign, Logo on Window, S		06-30-2018	TR	03		16	In Office Review		
20-1029	04-16-2020	835	Sid/Wind/Roof/	15,000		100		Strip and re-roof approximately		07-08-2016	JR	03		16	In Office Review		
19-268	01-24-2019	836	Sign	0		100		22 sq ft sign for 3 WIANNO		06-02-2011	JR	01		02	Bldg Permit Completed		
17-4270	12-08-2017	836	Sign	0	06-30-2018	100	06-30-2018	6 sq ft 1 hanging & one wall Li									
201407319	10-22-2014	SG	Sign	0	06-30-2014	100	06-30-2014	REPLACE SIGN 2 SQ AMIE B									
201005336	11-15-2010	CM	Commercial	0	01-04-2011	100	06-30-2011	TENANT FIT OUT- THE CLAI									

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value
1	3250	OFFC/RETAIL M	BA	3		0.200	AC	330,000.00	2.72095	C	1.00	CI21	2.400			0	2,154,999	431,000
Total Card Land Units						0.20	AC	Parcel Total Land Area: 0.20						Total Land Value		431,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	6.00				
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet	RCN		627,668
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1880
Heating Type	05	Hot Water	Effective Year Built		1974
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	3250	OFFC/RETAIL M94	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		35
Full Bathrooms	0		Functional Obsol		5
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	03	HEAT ONLY	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		60
Ceiling/Wall	08	TYPICAL	RCNLD		376,600
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	3251		Misc Imp Ovr		
Sewer Occupan			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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	5,600	3.00	1999		60		0.00	10,100
SGN2	DOUBLE SIDE	L	6	39.53	2018		98		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,250	4,250	4,250	102.14	434,107	
BMT	Basement Area	0	4,230	846	20.43	86,413	
CAN	Canopy	0	664	66	10.15	6,741	
FOP	Open Porch	0	96	14	14.90	1,430	
FUS	Upper Story	1,020	1,020	969	97.04	98,976	
Ttl Gross Liv / Lease Area		5,270	10,260	6,145		627,667	

