

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NELSON, THOMAS A & DEBORAH A 67 SUNSET LANE TRUST PO BOX 749 OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	1,212,300	1,212,300
			2 Public Water			RES LAND	1010	830,200	830,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 PARCELS 1 & 2 #DL 2 GIS ID F_960533_2691034				Plan Ref. 336/89 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		2,042,500	2,042,500

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NELSON, THOMAS A & DEBORAH A TRS		33940 124	03-25-2021	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed			
NELSON, THOMAS A & DEBORAH A		27655 0256	08-29-2013	U	I	470,000	1	2023	1010	1,084,800	2022	1010	919,900			
KOHLHAS, ELIZA & TURNER, PETER & S		27286 0273	04-12-2013	U	I	1	1F		1010	686,100		1010	447,200			
KOHLHAS, ELIZA & TURNER, PETER & S		26291 0283	04-30-2012	U	I	1	1A									
KOHLHAS, JACOB&ELIZA & MOORE, AM		18320 0151	03-15-2004	Q	I	600,000	00									
Total								1,770,900		Total		1,367,100		Total		751,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

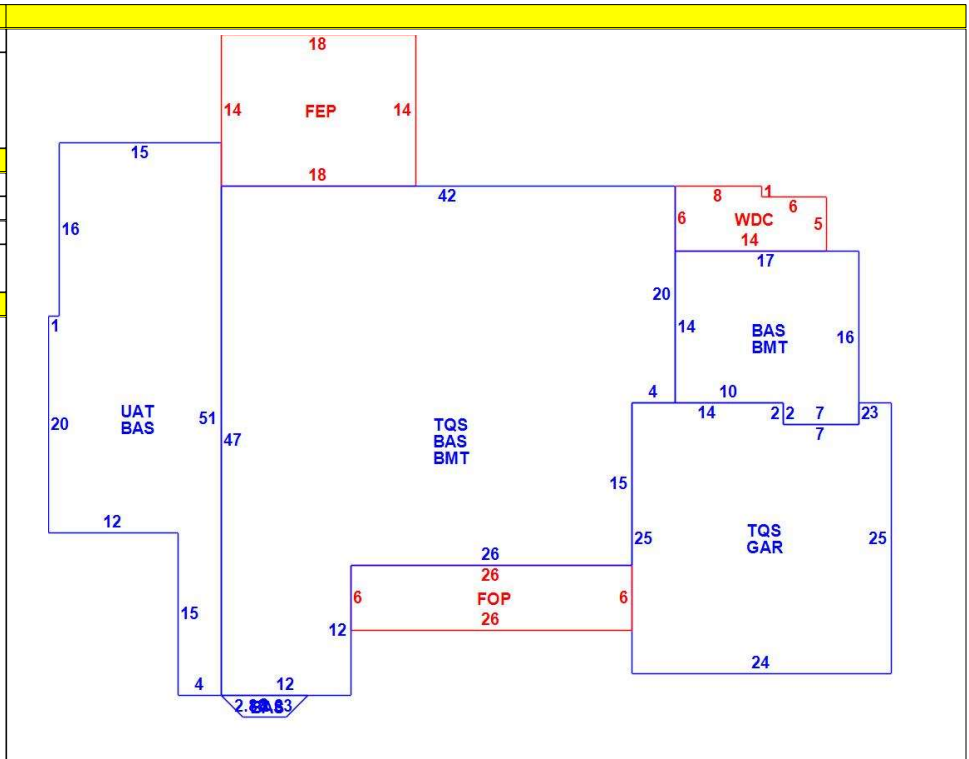
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0112				OSTVIL			
NOTES				Appraised Bldg. Value (Card) 1,025,200 Appraised Xf (B) Value (Bldg) 86,200 Appraised Ob (B) Value (Bldg) 100,900 Appraised Land Value (Bldg) 830,200 Special Land Value 0 Total Appraised Parcel Value 2,042,500 Valuation Method C Total Appraised Parcel Value 2,042,500			

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
20-1056	04-27-2020	830	Pool - Inground	67,000	11-20-2020	100	06-30-2021	14x24' Gunite Swimming pool	04-04-2022	TR	03		16	In Office Review
20-606	02-27-2020	834	Sheet Metal	70,000	02-20-2020	100	06-30-2020	The installation of 3 hydro-air h	03-02-2022	BM	22		22	Change of Address
19-3481	11-19-2019	804	Addn Alt-Res	640,000	11-20-2020	100	06-30-2021	Renovation / Addition to existin	11-20-2020	SR	02		02	Bldg Permit Completed
9371	07-01-1995	AD	Addition	2,000	01-15-1996	100	12-31-1996	OS ADD'N	06-01-2020	WD				FR Field Review
									05-28-2020	SR	02			13 CALL BACK
									01-12-2018	KM	02			03 Cycl Insp Comp
									07-07-2014	JR	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	RC	3	0.310 AC	176,344.00	2.76107	1.0000	5	1.00	0112	5.500		1.0000	2,677,942	830,200
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			830,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.75	1 3/4 Stories			
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 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		1,035,596
			Year Built		2020
			Effective Year Built		2018
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		1
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		99
			RCNLD		1,025,200
			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
BMT	Basement-Unfi	B	1,806	26.01	2019		99		0.00	40,600
FEP	Enclosed porc	B	252	70.00	2019		99		0.00	14,400
GAR	Attached Gara	B	586	40.00	2019		99		0.00	20,500
FEP	Enclosed porc	B	156	70.00			99		0.00	10,700
WDC	Wood Deck w/	L	78	18.00	2020		100		0.00	3,100
SPL3	Pool Gunite	L	336	75.00	2020		100	C	1.00	32,300
SPC1	Pool Cover-Au	L	336	17.53	2020		100	C	0.00	5,900
SPH1	Pool Heater <	L	1	2434.00	2020		100		0.00	2,400
PHS1	Pool Hs/Elect,	L	150	90.00	2020		100	C	1.00	13,500
PATF	Flagstone Pav	L	1,353	30.00	2020		100		0.00	35,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,438	2,438	2,438	266.15	648,878
BMT	Basement Area	0	1,806	0	0.00	0
FEP	Enclosed Porch	0	252	0	0.00	0
FOP	Open Porch	0	156	0	0.00	0
GAR	Attached Garage	0	586	0	0.00	0
TQS	Three Quarter Story	1,391	2,140	1,391	173.00	370,217
UAT	Attic, Unfinished	0	620	62	26.62	16,501
WDC	WDC	0	78	0	0.00	0
Ttl Gross Liv / Lease Area		3,829	8,076	3,891		1,035,596



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			2 Public Water			RES LAND	1010	830,200	830,200							
SUPPLEMENTAL DATA						Total				2,042,500	2,042,500					
Alt Prcl ID		Split Zonin		Plan Ref. 336/89												
BID Parcel				Land Ct#												
ResExpt Q		YES:		Life Estate												
#DL 1		PARCELS 1 & 2		PP STATU												
#DL 2				Assoc Pid#												
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								2023	1010	1,084,800	2022	1010	919,900	2021	1010	345,200
									1010	686,100		1010	447,200		1010	406,600
								Total		1,770,900	Total		1,367,100	Total		751,800
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0112						OSTVIL		Appraised Xf (B) Value (Bldg)				86,200				
								Appraised Ob (B) Value (Bldg)				100,900				
								Appraised Land Value (Bldg)				830,200				
								Special Land Value				0				
								Total Appraised Parcel Value				2,042,500				
								Valuation Method				C				
								Total Appraised Parcel Value				2,042,500				
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Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
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Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
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Accessory Apt						RCNLD					
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Rms Prts						Dep Ovr Comment					
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GEN	Emergency Ge	L	1	5550.00	2020		100		0.00	5,600	
FPIT	Fire Pit	L	1	3010.00	2020		100	C	1.00	3,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											