

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION			
BOSELLI, JOHN A & COLLEEN J	1	Level	2	Public Water	1	Paved	7	Waterfront	Description		Code	Assessed	Assessed
			4	Gas			1	Excel View	RESIDNTL		1010	2,767,500	2,767,500
			6	Septic			9	Rear Location	RES LAND		1010	4,969,100	4,969,100
SUPPLEMENTAL DATA													
183 BAY STREET		Alt Prcl ID			Plan Ref. 88/107								
OSTERVILLE MA 02655		Split Zonin			Land Ct#								
		BID Parcel			#SR								
		ResExpt Q YES:			Life Estate								
		#DL 1 UNNUM LOT			PP STATU D:Deleted								
		#DL 2			Assoc Pid#								
		GIS ID F_958292_2691202											
										Total	7,736,600	7,736,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOSELLI, JOHN A & COLLEEN J LAUER, THOMAS & HELENE TRUST, LAURA TR DEELEY, MICHAEL & RUTH VE MULRENIN, GEORGE TR	34547	215	10-06-2021	U	I	6,150,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	29173	0319	09-30-2015	U	I	5,339,560	1	2023	1010	2,532,200	2022	1010	2,132,200	2021	1010	1,650,900
	14212	0219	09-07-2001	Q	I	4,200,000	00		1010	7,560,400			4,425,600		1010	4,172,700
	11402	0267	05-04-1998	Q	I	750,000	00								1010	171,400
4949	0237	03-15-1986	Q	I		1	U									
										Total	10,092,600	Total	6,557,800	Total		5,995,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2023	5C	RESIDENTIAL EXEMPTION	0.00															
			Total															
			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
WF11				OSTVIL				

NOTES														
Appraised Bldg. Value (Card) 2,481,100 Appraised Xf (B) Value (Bldg) 63,600 Appraised Ob (B) Value (Bldg) 222,800 Appraised Land Value (Bldg) 4,969,100 Special Land Value 0 Total Appraised Parcel Value 7,736,600 Valuation Method C Total Appraised Parcel Value 7,736,600														

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
BLDR-23-89	02-14-2023	830	Pool - Inground	178,900	05-24-2023	50		installation of inground pool	05-24-2023	SR	01	6	13	CALL BACK
SM-23-7	02-05-2023	834	Sheet Metal	20,000	05-24-2023	100	06-30-2023	Add HVAC duct work to new g	03-15-2023	CK	03		15	Abatement Review
BLDR-22-96	10-13-2022	804	Addn Alt-Res	1,482,459	05-24-2023	50		Renovate garage and partial a	11-28-2022	JO			16	In Office Review
BLDR-22-96	09-26-2022	824	New Cons1-2fa	1,073,260	05-24-2023	50		new construction of guest/pool	01-04-2022	BM	03		16	In Office Review
16-3131	11-01-2016	834	Sheet Metal	10,000	04-18-2017	100	06-30-2017	Hydro air HVAC system install	11-19-2021	BM	22		22	Change of Address
16-957	05-10-2016	827	New Const-De	1,589,250	04-18-2017	100	06-30-2017	REBUILD SINGLE FAMILY 3	02-04-2021	CK	22		22	Change of Address
16-956	05-10-2016	810	Demolition	24,750	07-06-2016	100	06-30-2016	DEMOLISH SINGLE FAMILY	06-01-2020	WD			FR	Field 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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF11	27.000		1.0000	4,761,288	4,761,300
1	1010	Single Fam M-0	RC	3	0.540	AC 14,250.00	1.00000	1.0000	0	1.00	WF11	27.000		1.0000	384,750	207,800
Total Card Land Units					1.54	AC	Parcel Total Land Area					1.54	Total Land Value			4,969,100

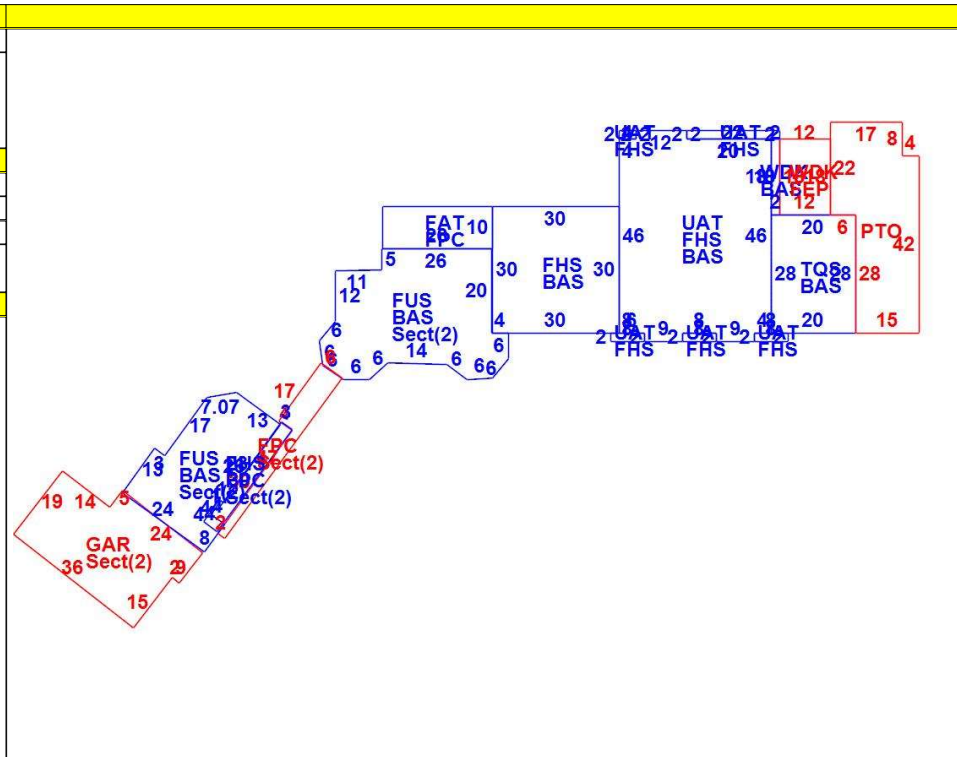
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
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	03	3 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
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		3,214,070
			Year Built		2016
			Effective Year Built		2014
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		4
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		96
			RCNLD		2,481,100
			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
DKHD	Dock-Heavy	L	1	205000.0	2000		62		0.00	127,100
STRS	Stairs to Water	L	18	122.52	2000		62	C	1.00	1,400
FOP	Open Porch-ro	B	40	55.00	2018		96		0.00	2,800
FOPC	Open Prch-roo	B	260	55.00	2018		96		0.00	9,600
FEP	Enclosed porc	B	216	70.00	2018		96		0.00	12,700
WDC	Deck comp w	L	252	28.00	2016		94		0.00	7,100
PAT2	Patio-Good	L	850	9.94	2016		97		0.00	7,500
GEN1	Large Generat	L	1	29300.00	2016		94		0.00	27,500
FPLG	Gas Fireplace-	B	1	2500.00	2018		96		0.00	2,400
FPL2	Fireplace 1.5 s	B	1	6000.00	2018		96		0.00	5,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,212	3,212	3,212	368.59	1,183,898
FAT	Attic, Finished	39	260	39	55.29	14,375
FEP	Enclosed Porch	0	216	0	0.00	0
FHS	Half Story	1,358	2,716	1,358	184.29	500,540
FPC	Open Porch Conc. Floor	0	260	0	0.00	0
PTO	Patio	0	850	0	0.00	0
TQS	Three Quarter Story	364	560	364	239.58	134,165
UAT	Attic, Unfinished	0	1,816	182	36.94	67,083
WDK	Wood Deck	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		4,973	10,142	5,155		1,900,061



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION																							
BOSELLI, JOHN A & COLLEEN J 183 BAY STREET OSTERVILLE MA 02655		1	Level	2	Public Water	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1010 1010	2,767,500 4,969,100	2,767,500 4,969,100																		
		4	Gas			1	Excel View																														
		6	Septic			9	Rear Location																														
SUPPLEMENTAL DATA										Total		7,736,600	7,736,600																								
Alt Prcl ID		Split Zonin		Plan Ref.		88/107																															
BID Parcel		ResExpt Q		YES:		UNNUM LOT		Life Estate																													
#DL 1		#DL 2		PP STATU		D:Deleted		Assoc Pid#																													
GIS ID		F_958292_2691202																																			
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																					
2023		1010		2,532,200		2022		1010		2,132,200		2021		1010		1,650,900																					
		1010		7,560,400				1010		4,425,600				1010		4,172,700																					
														1010		171,400																					
Total				10,092,600		Total				6,557,800		Total				5,995,000																					
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																																					
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY																											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				2,481,100																							
WF11								OSTVIL		Appraised Xf (B) Value (Bldg)				63,600																							
										Appraised Ob (B) Value (Bldg)				222,800																							
										Appraised Land Value (Bldg)				4,969,100																							
										Special Land Value				0																							
										Total Appraised Parcel Value				7,736,600																							
										Valuation Method				C																							
										Total Appraised Parcel Value				7,736,600																							
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					
Total Card Land Units														Parcel Total Land Area														Total Land Value									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	A	Luxury									
Stories	1.5	1 1/2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	4					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures	0					Functional Obsol					
Total Rooms	12	12 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	09	Blk/Pour Ftgs				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	41	4 Full-1 Half				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	
GAR	Attached Gara	B	812	40.00			96		0.00	25,300	
SPL3	Pool Gunite	L	900	75.00	2023		50	A	1.58	52,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOSELLI, JOHN A & COLLEEN J 183 BAY STREET OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas		1 Excel View	RESIDNTL	1010	2,767,500	2,767,500		
			6 Septic		9 Rear Location	RES LAND	1010	4,969,100	4,969,100		
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 UNNUM LOT #DL 2 GIS ID F_958292_2691202					Plan Ref. 88/107 Land Ct# #SR Life Estate PP STATU D:Deleted Assoc Pid#		Total			7,736,600	7,736,600

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BOSELLI, JOHN A & COLLEEN J		34547 215	10-06-2021	U	I	6,150,000	1	Year	Code	Assessed	Year	Code	Assessed		
LAUER, THOMAS & HELENE TRUST, LAURA TR		29173 0319	09-30-2015	U	I	5,339,560	1	2023	1010	2,532,200	2022	1010	2,132,200		
DEELEY, MICHAEL & RUTH VE		14212 0219	09-07-2001	Q	I	4,200,000	00		1010	7,560,400		1010	4,425,600		
MULRENIN, GEORGE TR		11402 0267	05-04-1998	Q	I	750,000	00					1010	171,400		
		4949 0237	03-15-1986	Q	I		1 U	Total		10,092,600	Total		6,557,800	Total	5,995,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF11			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,481,100
Appraised Xf (B) Value (Bldg)	63,600
Appraised Ob (B) Value (Bldg)	222,800
Appraised Land Value (Bldg)	4,969,100
Special Land Value	0
Total Appraised Parcel Value	7,736,600
Valuation Method	C
Total Appraised Parcel Value	7,736,600

NOTES							

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
BLDR-23-89	02-14-2023	830	Pool - Inground	178,900	05-24-2023	50		installation of inground pool	05-24-2023	SR	01	6	13	CALL BACK
SM-23-7	02-05-2023	834	Sheet Metal	20,000	05-24-2023	100	06-30-2023	Add HVAC duct work to new g	03-15-2023	CK	03		15	Abatement Review
BLDR-22-96	10-13-2022	804	Addn Alt-Res	1,482,459	05-24-2023	50		Renovate garage and partial a	11-28-2022	JO			16	In Office Review
BLDR-22-96	09-26-2022	824	New Cons1-2fa	1,073,260	05-24-2023	50		new construction of guest/pool	01-04-2022	BM	03		16	In Office Review
16-3131	11-01-2016	834	Sheet Metal	10,000	04-18-2017	100	06-30-2017	Hydro air HVAC system install	11-19-2021	BM	22		22	Change of Address
16-957	05-10-2016	827	New Const-De	1,589,250	04-18-2017	100	06-30-2017	REBUILD SINGLE FAMILY 3	02-04-2021	CK	22		22	Change of Address
16-956	05-10-2016	810	Demolition	24,750	07-06-2016	100	06-30-2016	DEMOLISH SINGLE FAMILY	06-01-2020	WD			FR	Field 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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF11	27.000			1.0000	4,761,288
1	1010	Single Fam M-0	RC	3	0.540	AC 14,250.00	1.00000	1.0000	0	1.00	WF11	27.000			1.0000	207,800
Total Card Land Units					1.54	AC	Parcel Total Land Area					1.54	Total Land Value			4,969,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
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	03	3 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	41	4 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		3,214,070
Year Built		2022
Effective Year Built		2019
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		0
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		UC
Condition %		50
Percent Good		50
RCNLD		2,481,100
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
FOPC	Open Prch-roo	B	256	55.00			50		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,759	1,759	1,759	368.59	648,343
FHS	Half Story	47	94	47	184.29	17,324
FPC	Open Porch Conc. Floor	0	256	0	0.00	0
FUS	Upper Story	1,759	1,759	1,759	368.59	648,343
GAR	Attached Garage	0	812	0	0.00	0
Ttl Gross Liv / Lease Area		3,565	4,680	3,565		1,314,010

