

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MONTUORI, JANET E TR JANET E MONTUORI TRUST - 2006 27 PARKER ROAD OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	1,393,600	1,393,600	
			2 Public Water			RES LAND	1010	909,400	909,400	
SUPPLEMENTAL DATA										
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1 #DL 2 GIS ID F_960228_2691524			Plan Ref. 299/100 Land Ct# #SR Life Estate PP STATU D:Deleted Assoc Pid#		Total		2,303,000	2,303,000

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MONTUORI, JANET E TR		35371 163	09-16-2022	Q	I	2,703,519	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
27 PARKER OSTERVILLE LLC		33987 041	04-07-2021	U	I	760,000	1	2023	1010	1,060,700	2022	1010	353,700	2021	1010	282,000
FALKSON, SHANNON TR		27143 0092	02-20-2013	U	I	1	1F		1010	751,500		1010	489,900		1010	445,400
FALKSON, PETER J & SHANNON		22208 0133	07-24-2007	U	I	699,000	1L								1010	8,300
DEUTSCHE BANK NATL TR CO		22144 0089	06-27-2007	U	I	867,000	1L									
Total								1,812,200	Total	843,600	Total	735,700				

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,194,000
Appraised Xf (B) Value (Bldg)	87,200
Appraised Ob (B) Value (Bldg)	112,400
Appraised Land Value (Bldg)	909,400
Special Land Value	0
Total Appraised Parcel Value	2,303,000
Valuation Method	C
Total Appraised Parcel Value	2,303,000

NOTES									

LAND LINE VALUATION SECTION

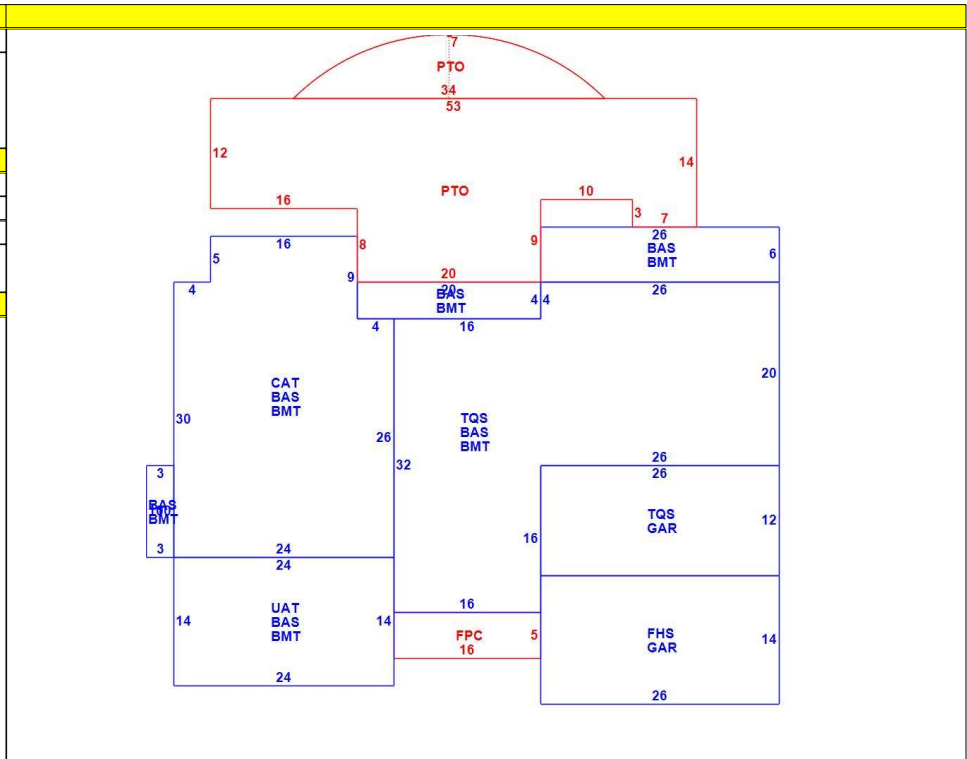
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-13	03-08-2022	830	Pool - Inground	79,400	05-22-2023	100	06-30-2023	Install a 20x40x#39; gunite sw	10-23-2023	JO	03		16	In Office Review
BLDR-21-10	08-05-2021	810	Demolition	5,000	05-03-2022	100	06-30-2022	demo garage	09-25-2023	CK	03		16	In Office Review
BLDR-21-10	08-05-2021	824	New Cons1-2fa	980,000	05-22-2023	100	06-30-2023	Rebuild New 5 bed room Gree	05-22-2023	SR	01		02	Bldg Permit Completed
BLDR-21-10	08-05-2021	810	Demolition	35,000	05-03-2022	100	06-30-2022	Demolish existing house	07-08-2022	SR	01		13	CALL BACK
									05-03-2022	CK	01		13	CALL BACK

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	0.600	AC	176,344.00	1.56266	1.0000	5	1.00	0112	5.500		1.0000	1,515,623	909,400
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value			909,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	04	4 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
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		Ownr	0.0
			B		S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION		
Building Value New		1,193,978
Year Built		2022
Effective Year Built		2019
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	100	
RCNLD		1,194,000
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
GAR	Attached Gara	B	676	40.00	2022		100		0.00	22,900
FPLG	Gas Fireplace	B	1	2500.00	2022		100		0.00	2,500
FPL2	Fireplace 1.5 s	B	1	6000.00	2022		100		0.00	6,000
BMT	Basement-Unfi	B	2,418	26.01	2022		100		0.00	51,800
FOPC	Open Prch-roo	B	80	55.00	2022		100		0.00	4,000
GEN	Emergency Ge	L	1	5550.00	2022		100		0.00	5,600
SPL3	Pool Gunite	L	684	75.00	2022		100	C	1.00	53,200
PATF	Flagstone Pav	L	964	30.00	2023		100		0.00	26,100
SPC1	Pool Cover-Au	L	684	17.53	2022		100		0.00	12,000
SPH2	Pool Heater 50	L	1	3081.00	2022		100		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,418	2,418	2,418	332.96	805,086
BMT	Basement Area	0	2,418	0	0.00	0
CAT	Cathedral	0	784	78	33.13	25,971
FHS	Half Story	182	364	182	166.48	60,598
FPC	Open Porch Conc. Floor	0	80	0	0.00	0
GAR	Attached Garage	0	676	0	0.00	0
PTO	Patio	0	964	0	0.00	0
TQS	Three Quarter Story	874	1,344	874	216.52	291,003
UAT	Attic, Unfinished	0	336	34	33.69	11,320
Ttl Gross Liv / Lease Area		3,474	9,384	3,586		1,193,978



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		Split Zonin		Land Ct#					
		BID Parcel		#SR					
		ResExpt Q YES:		Life Estate					
		#DL 1 LOT 1		PP STATU D:Deleted					
		#DL 2							
		GIS ID F_960228_2691524		Assoc Pid#					
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								Total			Total		735,700

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BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
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Total Card Land Units					Parcel Total Land Area					Total Land Value						

