

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCMaster, Douglas J & Angela 42 Milne Rd Osterville MA 02655		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	288,900	288,900
			2 Public Water			RES LAND	1010	216,400	216,400
SUPPLEMENTAL DATA						Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT E-18 #DL 2 GIS ID F_960201_2694335		Plan Ref. Land Ct# 9755-D #SR Life Estate PP STATU Assoc Pid#		505,300			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCMaster, Douglas J & Angela L	#D85721	0	01-14-2002	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MCMaster, Douglas J & Boyne, A L	C147081	0	01-02-1998	Q	I	119,500	00	2023	1010	255,500	2022	1010	213,400
MAYO, BARBARA A	#D52286	0	02-27-1991	U	I	0	1		1010	196,700	2021	1010	135,300
MAYO, ROBERT L & BARBARA A	C24377	0	12-17-1959	U		0		Total		452,200	Total		348,700
								Total		320,900	Total		320,900

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

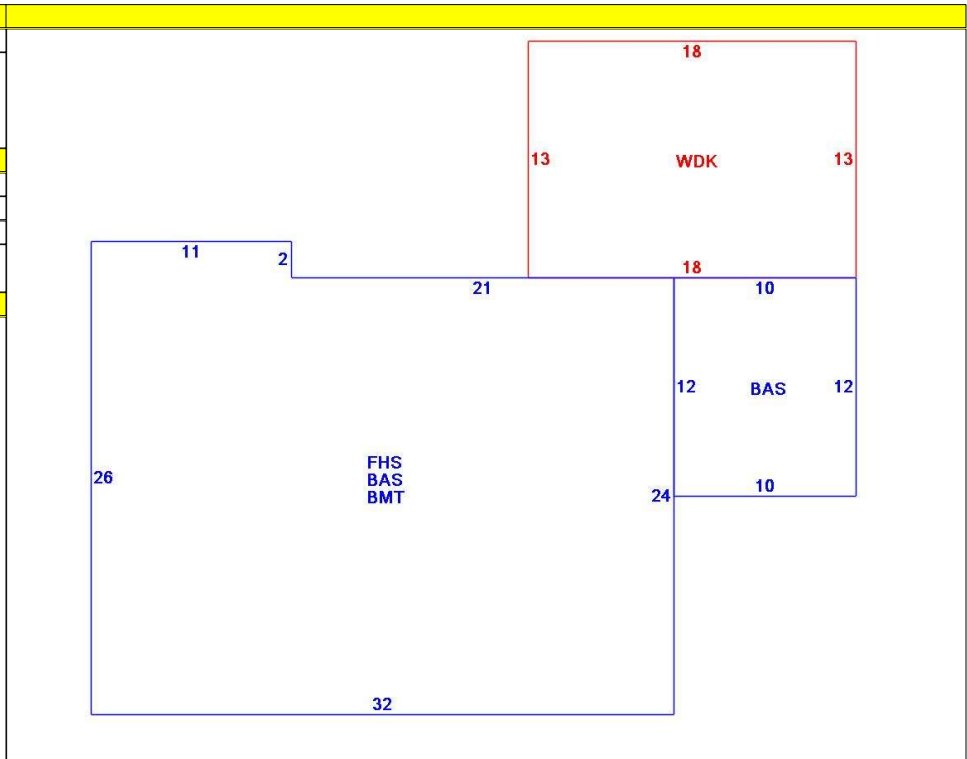
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107				OSTVIL			
NOTES				Appraised Bldg. Value (Card)	264,500		
				Appraised Xf (B) Value (Bldg)	21,000		
				Appraised Ob (B) Value (Bldg)	3,400		
				Appraised Land Value (Bldg)	216,400		
				Special Land Value	0		
				Total Appraised Parcel Value	505,300		
				Valuation Method	C		
				Total Appraised Parcel Value	505,300		

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
									07-18-2023	YB	03		16	In Office Review
									05-29-2020	WD			FR	Field Review
									08-15-2017	MS	02		14	Cyclical Inspection
									02-21-2014	JR	03		16	In Office Review
									11-21-2006	PT	02		14	Cyclical Inspection
									06-21-1999	DD	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	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0107	1.400		1.0000	515,136.0
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			216,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
CONDO DATA					
Roof Structure	03	Gable/Hip	Parcel Id		C
Roof Cover	03	Asph/F Gls/Cmp			Ownr 0.0
Interior Wall 1	05	Drywall			B
Interior Wall 2					S
Interior Floor 1	14	Carpet	Adjust Type		Code
Interior Floor 2	12	Hardwood			Description
Heat Fuel	02	Oil			Factor%
Heat Type	04	Hot Air	Condo Flr		
AC Type	03	Central	Condo Unit		
Bedrooms	04	4 Bedrooms	COST / MARKET VALUATION		
Full Baths	1		Building Value New		357,479
Half Baths	1		Year Built		1959
Extra Fixtures			Effective Year Built		1985
Total Rooms	7	7 Rooms	Depreciation Code		A
Bath Style			Remodel Rating		
Kitchen Style			Year Remodeled		
Occupancy			Depreciation %		26
Usrflid 105			Functional Obsol		0
Accessory Apt			External Obsol		0
Foundation Alt	02	Conc. Block	Trend Factor		1
Rms Prts			Condition		
Bath Split	11	1 Full-1 Half	Condition %		
			Percent Good		74
			RCNLD		264,500
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1987		74		0.00	4,400
BMT	Basement-Unfi	B	790	26.01	1987		74		0.00	16,600
WDC	Wood Decking	L	234	20.00	1992		46		0.00	2,400
SHED	Shed	L	120	18.00	1992		46		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	910	910	910	273.93	249,276
BMT	Basement Area	0	790	0	0.00	0
FHS	Half Story	395	790	395	136.97	108,202
WDK	Wood Deck	0	234	0	0.00	0
Ttl Gross Liv / Lease Area		1,305	2,724	1,305		357,478

