

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MURPHY, FLORENCE J TR MURPHY OSTERVILLE REALTY TRU 58 SOUTH STREET  OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	510,200	510,200
			2 Public Water			RES LAND	1010	342,900	342,900
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_961249_2692681				Plan Ref. 62/17 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		853,100	853,100

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY, FLORENCE J TR		16329 0270	01-31-2003	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
MURPHY, FLORENCE J		16329 0248	01-31-2003	U	I	1	1F	2023	1010	456,300	2022	1010	380,000			
MURPHY, FLORENCE J TR		15157 0319	05-15-2002	U	I	1	1A		1010	318,800		1010	220,400			
MURPHY, FLORENCE J		15157 0292	05-15-2002	Q	I	460,000	00					1010	9,500			
MELCHIONO, PETER G & JOAN V		2768 0235	08-15-1978	U		0										
								Total		775,100	Total		600,400	Total		562,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			OSTVIL

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	473,100
Appraised Xf (B) Value (Bldg)	27,600
Appraised Ob (B) Value (Bldg)	9,500
Appraised Land Value (Bldg)	342,900
Special Land Value	0
Total Appraised Parcel Value	853,100
Valuation Method	C
Total Appraised Parcel Value	853,100

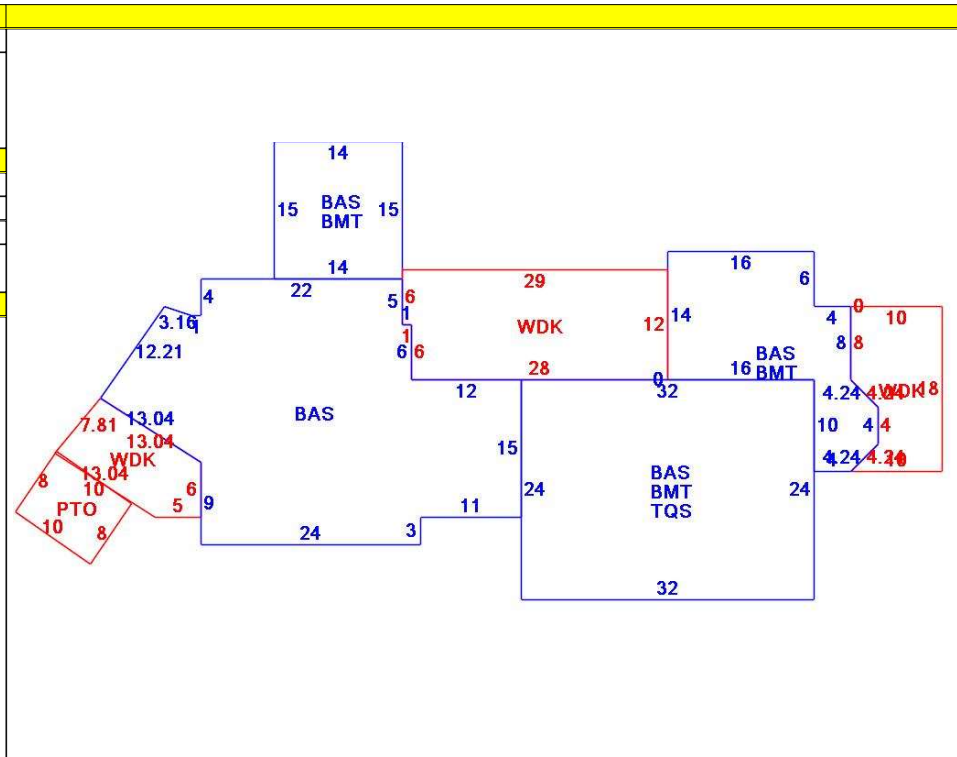
**NOTES**

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
201405880	09-04-2014	NW	New Windows	2,000	06-30-2015	100	06-30-2015	NW NEW WINDOWS & SIDIN	06-01-2020	WD			FR	Field Review
61718	06-11-2002	AD	Addition	23,616	01-21-2003	100	01-01-2003	TO EXIST KIT,NEW WDK,CO	10-08-2019	CK	22		22	Change of Address
B34959	04-01-1992	AD	Addition	30,000	01-15-1993	100		OS ALTER.	05-04-2018	MS	03		16	In Office Review
									07-27-2017	MS	02		14	Cyclical Inspection
									02-27-2015	JR	03		03	Cycl Insp Comp
									11-14-2006	PT	02		14	Cyclical Inspection
									07-19-2006	JK	22		22	Change of Address

**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	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0109	2.200		1.0000	745,370.8	342,900	
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value					342,900

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					
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	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style	04	Typical for Gr			
Kitchen Style	02	Modernized			
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	40	4 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		648,120
			Year Built		1947
			Effective Year Built		1984
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		473,100
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1986		73		0.00	4,400
WDC	Wood Decking	L	617	20.00	2001		64		0.00	7,300
PAT1	Patio- Average	L	80	5.89	2001		82		0.00	500
BMT	Basement-Unfi	B	1,295	26.01	1986		73		0.00	23,200
SHED	Shed	L	96	18.00	2019		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,251	2,251	2,251	235.68	530,516
BMT	Basement Area	0	1,295	0	0.00	0
PTO	Patio	0	80	0	0.00	0
TQS	Three Quarter Story	499	768	499	153.13	117,604
WDK	Wood Deck	0	617	0	0.00	0
Ttl Gross Liv / Lease Area		2,750	5,011	2,750		648,120

