

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
SHINNICK, WILLIAM B TR SHINNICK REALTY TRUST 53 PINE LANE OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	417,700	417,700	
			6 Septic			RES LAND	1010	463,400	463,400	
SUPPLEMENTAL DATA						Total				881,100
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_960953_2693408				Plan Ref. SEE DEED DESC Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SHINNICK, WILLIAM B TR		29382	0222	01-08-2016	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
SHINNICK, WILLIAM B TR		27925	0057	01-08-2014	Q	I	592,500	00	2023	1010	364,300	2022	1010	323,100	
RYAN, EDWARD A & KATHRYN A		15924	0169	11-15-2002	Q	I	500,000	00		1010	545,500		1010	306,900	
ANDERSEN, ROY C & LESLIE W		11001	0035	10-10-1997	Q	I	210,000	00					1010	12,200	
KRISIUKENAS, ALFREDAS & MARYTE		2119	0198	11-13-1974	U		0								
Total										909,800		Total	630,000	Total	599,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2017	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0111				OSTVIL	Appraised Bldg. Value (Card)	336,100		
					Appraised Xf (B) Value (Bldg)	69,400		
					Appraised Ob (B) Value (Bldg)	12,200		
					Appraised Land Value (Bldg)	463,400		
					Special Land Value	0		
					Total Appraised Parcel Value	881,100		
					Valuation Method	C		
					Total Appraised Parcel Value	881,100		

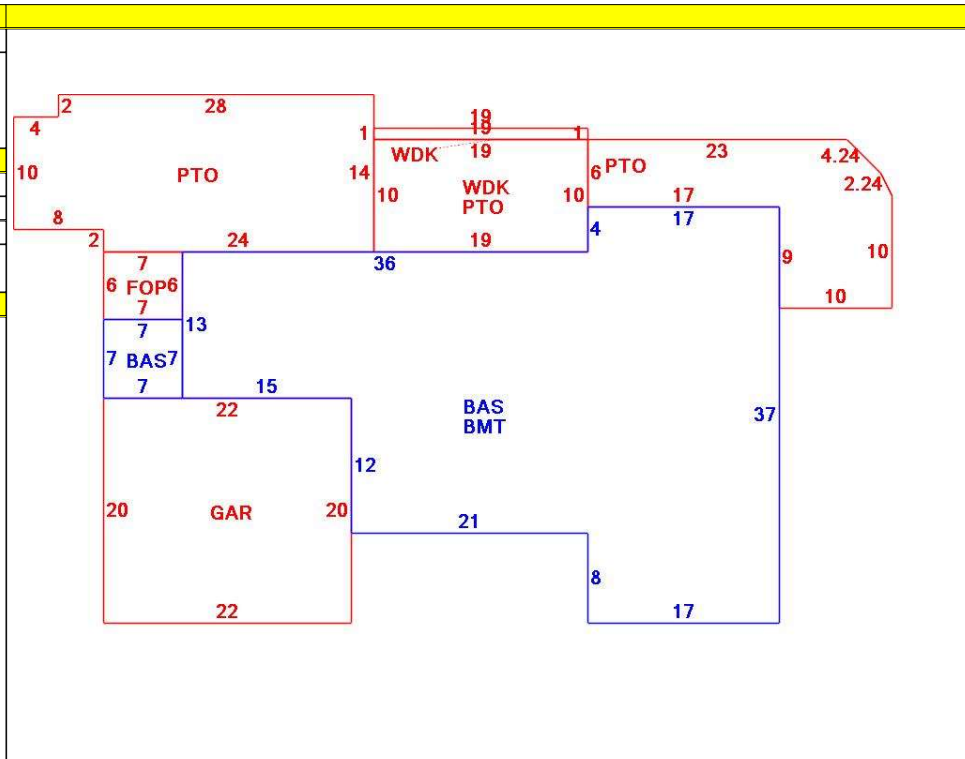
NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-29-2020	WD			FR	Field Review
										05-04-2018	MS	03		16	In Office Review
										01-18-2017	GC	03		16	In Office Review
										02-24-2016	NF	03		16	In Office Review
										02-09-2016	NF	01		03	Cycl Insp Comp
										12-07-2015	AL	22		22	Change of Address
										08-12-2015	JR	03		20	Sale 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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0111	3.050	SAMS POND		1.0000	1,362,821	463,400
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value					463,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Building Value New		448,161
Year Built		1952
Effective Year Built		1987
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		25
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		75
RCNLD		336,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	1989		75		0.00	3,800
FPO	Ext FP Openin	B	1	2000.00	1989		75		0.00	1,500
BFA1	Bsmt Fin-Goo	B	1,000	32.56	1989		75		0.00	24,400
WDC	Wood Decking	L	209	20.00	1991		44		0.00	2,100
PATC	Conc Pavers	L	858	15.46	1991		72		0.00	8,800
FOP	Open Porch-ro	B	42	55.00	1989		75		0.00	2,300
GAR	Attached Gara	B	440	40.00	1989		75		0.00	12,800
BMT	Basement-Unfi	B	1,349	26.01	1989		75		0.00	24,600
STRS	Stairs to Water	L	29	122.52	1986		34	C	1.00	1,200
PAT2	Patio-Good	L	12	9.94	1986		67		0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,398	1,398	1,398	320.57	448,161
BMT	Basement Area	0	1,349	0	0.00	0
FOP	Open Porch	0	42	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
PTO	Patio	0	858	0	0.00	0
WDK	Wood Deck	0	209	0	0.00	0
Ttl Gross Liv / Lease Area		1,398	4,296	1,398		448,161

