

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCMULLIN, EDWIN F & DELETA I TR MCMULLIN FAMILY TRUST 103 MILNE ROAD  OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	540,800	540,800
			2 Public Water			RES LAND	1010	217,700	217,700
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT E-11 #DL 2 GIS ID F_959904_2694908				Plan Ref. Land Ct# 9755-D #SR Life Estate PP STATU Assoc Pid#		Total		758,500	758,500

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCMULLIN, EDWIN F & DELETA I TR	C230765	0	08-11-2022	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
MCMULLIN, EDWIN F & DELETA I	C148901	0	06-12-1998	Q	I	99,000	00	2023	1010	460,200	2022	1010	375,000
BYRNE, VINCENT R & CATHERINE E	C98866	0	11-15-1984	U	I	75,000	O		1010	197,900	2021	1010	136,100
MILNE, JACQUELINE	C11473	0	04-01-1950	U		0	A					1010	3,400
Total								658,100	Total	511,100	Total	481,800	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2016	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
0107			OSTVIL

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	497,400
Appraised Xf (B) Value (Bldg)	40,000
Appraised Ob (B) Value (Bldg)	3,400
Appraised Land Value (Bldg)	217,700
Special Land Value	0
Total Appraised Parcel Value	758,500
Valuation Method	C
Total Appraised Parcel Value	758,500

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
19-2508	08-05-2019	822	Insulation	6,322		100		Air sealing and weatherization	08-08-2022	EG	03		16	In Office Review
20160142	01-08-2016	PV	Solar PV Syste	10,000	04-01-2016	100	06-30-2016	INSTALL SOLAR PANELS ON	08-18-2021	JD	03		16	In Office Review
87213	09-28-2005	AD	Addition	150,000	11-02-2006	100	06-30-2007		08-26-2020	PK	03		16	In Office Review
B17878	08-01-1975	AD	Addition	0	01-15-1977	100	12-31-1977	OS BRZWGA	05-27-2020	LS			FR	Field Review
B17330	09-01-1974	OT	Other	0	01-15-1975	100	12-31-1975	OS MOVDWE	08-16-2019	JD	03		16	In Office Review
									11-01-2018	LH	03		16	In Office Review
									10-27-2017	JL	03		16	In Office 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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0107	1.400		1.0000	483,852.6
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value			217,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 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	592,087
Year Built	1974
Effective Year Built	1998
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	497,400
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
FPL3	Fireplace 2 sto	B	1	7000.00	2000		84		0.00	5,900
PAT1	Patio- Average	L	190	5.89	2001		82		0.00	1,000
GAR	Attached Gara	B	308	40.00	2000		84		0.00	11,400
BMT	Basement-Unfi	B	1,025	26.01	2000		84		0.00	22,700
PAT2	Patio-Good	L	285	9.94	2001		82		0.00	2,400
SOL1	Solar PV Pane	B	15	860.00	2000		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,361	1,361	1,361	256.98	349,753
BMT	Basement Area	0	1,025	0	0.00	0
FUS	Upper Story	943	943	943	256.98	242,334
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	475	0	0.00	0
Ttl Gross Liv / Lease Area		2,304	4,112	2,304		592,087

