Property Location 158 WINTERGREEN CIRCLE | Map ID 119/ 044/ / / | Bldg Name | State Use 1090
Vision ID 7220 | Account # 61480 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/31/2024 1:14:51 PM

CURRENT OWNER

CLARK, ARTHUR F

158 WINTERGREEN CIRCLE

OSTERVILLE MA 02655

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street	6	Septic	1	Paved		
		4	Gas				
		2	Public Water				

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q YES:	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_961208_2695968	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1090	677,200	677,200
RES LAND	1090	211,300	211,300
Total		888,500	888,500

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
CLARK, ARTHUR F	36016	346	12-11-2021	U	I	0	1F
CLARK, ARTHUR F & JOANNE G	1192	0302	03-15-1963	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1090	587,700	2022	1090	487,800	2021	1090	410,100
	1090	192,100		1090	132,100		1090	134,200
							1090	27,100
	Total	779,800		Total	619,900		Total	571,400

EXEMPTIONS

Year	Code	Description	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0107				OSTVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	629,000
Appraised Xf (B) Value (Bldg)	21,100
Appraised Ob (B) Value (Bldg)	27,100
Appraised Land Value (Bldg)	211,300
Special Land Value	0
Total Appraised Parcel Value	888,500
Valuation Method	C
Total Appraised Parcel Value	888,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B33350	11-01-1989	AD	Addition	2,000	01-15-1990	100		OS ALTER.
B25298	07-01-1983	AD	Addition	0	01-15-1984	100		OS ADD'N

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-29-2022	EG	03		16	In Office Review
09-19-2022	EG	03		16	In Office Review
08-23-2022	EG	03		16	In Office Review
08-22-2022	EG	03		16	In Office Review
10-22-2021	JD	03		16	In Office Review
09-17-2020	JD	03		16	In Office Review
05-22-2020	LS			FR	Field 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	1090	Multi Hses M-01	RC	3	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0107	1.400		1.0000	681,657.7	211,300

Total Card Land Units 0.31 AC | Parcel Total Land Area 0.31 | Total Land Value 211,300

Property Location 158 WINTERGREEN CIRCLE | Map ID 119/ 044/ / / | Bldg Name | State Use 1090
Vision ID 7220 | Account # 61480 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/31/2024 1:14:51 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
Stories	1.75	1 3/4 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	09	Pine/Soft Wood
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	04	4 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105	2	
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

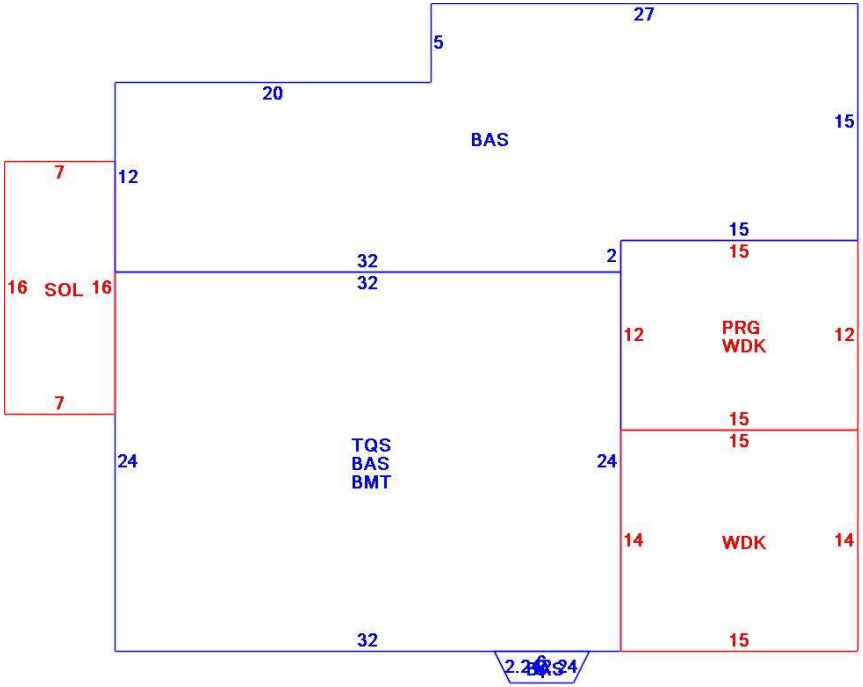
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	463,926
Year Built	1963
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	347,900
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	1989		75		0.00	4,500
SOL	Solarium	L	112	171.10	1998		79	C	1.00	15,400
WDC	Wood Decking	L	390	20.00	1998		58		0.00	4,400
PAT1	Patio- Average	L	400	5.89	1998		79		0.00	1,800
BMT	Basement-Unfi	B	768	26.01	1989		75		0.00	16,600
PRG1	Pergola-Avg	L	180	18.00	2017		96	C	1.00	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,447	1,447	1,447	238.40	344,965
BMT	Basement Area	0	768	0	0.00	0
PRG	Pergola	0	180	0	0.00	0
SOL	Solarium	0	112	0	0.00	0
TQS	Three Quarter Story	499	768	499	154.90	118,962
WDK	Wood Deck	0	390	0	0.00	0
	Ttl Gross Liv / Lease Area	1,946	3,665	1,946		463,927

Property Location 158 WINTERGREEN CIRCLE | Map ID 119/ 044/ / / | Bldg Name | State Use 1090
Vision ID 7220 | Account # 61480 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/31/2024 1:14:51 PM

CURRENT OWNER

CLARK, ARTHUR F

158 WINTERGREEN CIRCLE

OSTERVILLE MA 02655

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street	6	Septic	1	Paved		
		4	Gas				
		2	Public Water				

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q YES:	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_961208_2695968	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1090	677,200	677,200
RES LAND	1090	211,300	211,300
Total		888,500	888,500

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
CLARK, ARTHUR F	36016	346	12-11-2021	U	I	0	1F
CLARK, ARTHUR F & JOANNE G	1192	0302	03-15-1963	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1090	587,700	2022	1090	487,800	2021	1090	410,100
	1090	192,100		1090	132,100		1090	134,200
							1090	27,100
	Total	779,800		Total	619,900		Total	571,400

EXEMPTIONS

Year	Code	Description	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	629,000
Appraised Xf (B) Value (Bldg)	21,100
Appraised Ob (B) Value (Bldg)	27,100
Appraised Land Value (Bldg)	211,300
Special Land Value	0
Total Appraised Parcel Value	888,500
Valuation Method	C
Total Appraised Parcel Value	888,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0107				OSTVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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
2	1090	Multi Hses M-01	RC	3	0	SF	0.00	1.00000	1.0000	5	1.00	0107	1.400			0.0000	0	0

Total Card Land Units 0.00 SF | Parcel Total Land Area 0.31 | Total Land Value 0

Property Location 158 WINTERGREEN CIRCLE | Map ID 119/ 044/ / / | Bldg Name | State Use 1090
Vision ID 7220 | Account # 61480 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/31/2024 1:14:52 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	63	Gambrel
Model	01	Residential
Grade:	C	Average
Stories	2	2 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	07	Gambrel
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	1	
Half Baths	1	
Extra Fixtures		
Total Rooms	4	4 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	03	Conc. Slab
Rms Prts		
Bath Split	11	1 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

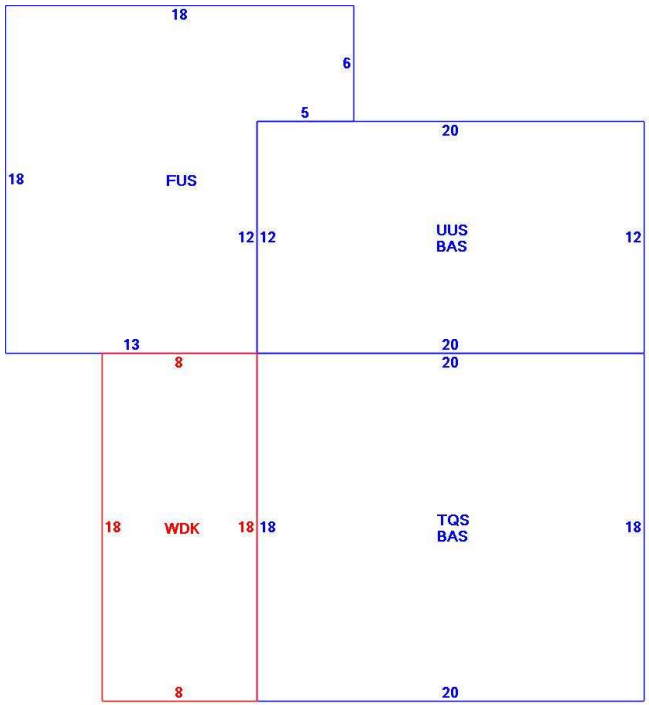
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	334,679
Year Built	1984
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	281,100
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
WDC	Wood Decking	L	144	20.00	1999		60		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	600	600	600	257.05	154,230
FUS	Upper Story	264	264	264	257.05	67,861
TQS	Three Quarter Story	234	360	234	167.08	60,150
UUS	Upper Story, Unfinished	0	240	204	218.49	52,438
WDK	Wood Deck	0	144	0	0.00	0
	Ttl Gross Liv / Lease Area	1,098	1,608	1,302		334,679