

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MELCHIONO, JOHN P 75 ACORN DRIVE OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	343,800	343,800
			2 Public Water			RES LAND	1010	149,600	149,600
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 187/93					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 12		#DL 2		Life Estate					
GIS ID F_961359_2697839		Assoc Pid#							

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELCHIONO, JOHN P	27287	0152	04-12-2013	Q	I	310,000	00	Year	Code	Assessed	Year	Code	Assessed			
GORGONE, PHILIP D & ELIZABETH TRS	20510	0179	11-28-2005	U	I	1	1A	2023	1010	297,500	2022	1010	261,300			
GORGONE, PHILIP D & ELIZABETH	9067	0332	02-15-1994	Q	I	109,000	U		1010	136,000		1010	100,800			
LANG, HELEN K ESTATE OF	P1168EP	0	11-15-1993	U	I	100	A					1010	2,600			
LANG, HELEN K	4158	0133	06-15-1984	U	I	0	A	Total		433,500	Total		362,100	Total		317,800

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
0105			OSTVIL

NOTES							

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	291,300
Appraised Xf (B) Value (Bldg)	49,900
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	149,600
Special Land Value	0
Total Appraised Parcel Value	493,400
Valuation Method	C
Total Appraised Parcel Value	493,400

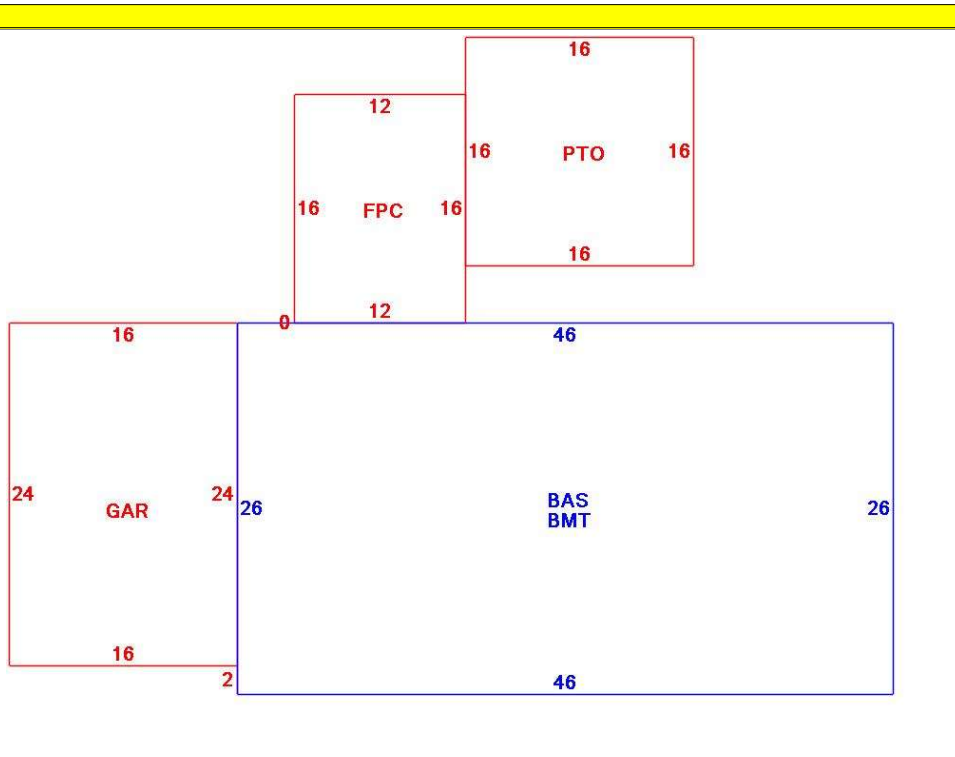
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-2899	10-06-2020	835	Sid/Wind/Roof/	7,000		100		Strip and re-roof approximately	05-26-2020	WD			FR	Field Review
201400681	02-07-2014	IN	Insulation	2,970	06-30-2014	100	06-30-2014	INSULATE-WEATHERIZE	01-31-2017	KM	02		03	Cycl Insp Comp
B25344	07-01-1983	RE	Remodel	0	01-15-1984	100		OS ENC PA	09-16-2015	TP	03		16	In Office Review
									07-28-2015	GC	03		16	In Office Review
									05-14-2015	AL	22		22	Change of Address
									12-20-2013	JR	03		20	Sale Review
									05-13-2013	DR	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	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0105	1.000		1.0000	554,178.6	149,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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	338,707
Year Built	1970
Effective Year Built	2001
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	291,300
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	2003		86		0.00	4,300
FOPC	Open Prch-roo	B	192	55.00	2003		86		0.00	6,500
GAR	Attached Gara	B	384	40.00	2003		86		0.00	13,400
BMT	Basement-Unfi	B	1,196	26.01	2003		86		0.00	25,700
PAT2	Patio-Good	L	256	9.94	2017		98		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	283.20	338,707
BMT	Basement Area	0	1,196	0	0.00	0
FPC	Open Porch Conc. Floor	0	192	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
PTO	Patio	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		1,196	3,224	1,196		338,707

