

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
WELCH, LAWRENCE F & SALLY A  176 HICKORY HILL CIRCLE  OSTERVILLE MA 02655		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	512,800	512,800
		6	Septic							RES LAND	1010	175,100	175,100
<b>SUPPLEMENTAL DATA</b>										Total		687,900	687,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 53 #DL 2 GIS ID F_959955_2699077				Plan Ref. 199/31 Land Ct# #SR Life Estate PP STATU 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)						
WELCH, JEFFREY L & PATRICK F TRS		35866	156	06-29-2023		U	I			100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WELCH, LAWRENCE F & SALLY A		33557	0271	12-09-2020		U	I			100	1F	2023	1010	459,800	2022	1010	385,300	2021	1010	325,000
WELCH, LAWRENCE F & SALLY A		3016	0343	11-19-1979		U				0			1010	173,000		1010	123,000		1010	123,000
												Total		632,800	Total		508,300	Total		455,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2016	5C	RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)	462,000
0106						OSTVIL		Appraised Xf (B) Value (Bldg)	43,700
<b>NOTES</b>								Appraised Ob (B) Value (Bldg)	7,100
								Appraised Land Value (Bldg)	175,100
								Special Land Value	0
								Total Appraised Parcel Value	687,900
								Valuation Method	C
								Total Appraised Parcel Value	687,900

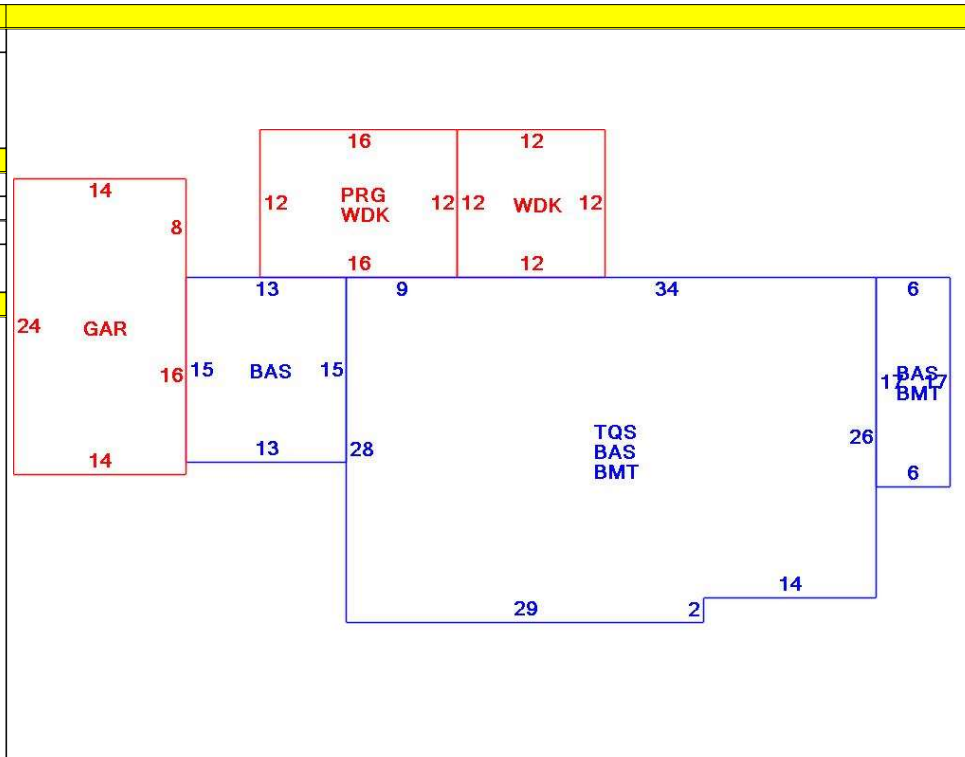
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
19-2201	07-09-2019	835	Sid/Wind/Roof/	5,800		100		reside		05-26-2020	WD			FR	Field Review
B21418	06-01-1979	DW	Dwelling	0	01-15-1980	100		OS DWELL		04-12-2017	KM	02		03	Cycl Insp Comp
										07-30-2015	GC	03		16	In Office Review
										08-18-2014	JR	03		16	In Office Review
										12-18-2006	PT	02		14	Cyclical Inspection
										10-30-1998	FS	02		07	Mea + Corrected Listing

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	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0106	1.150		1.0000	500,252.6	175,100	
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value					175,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	04	Typical for Gr			
Kitchen Style	04	Typical for Gr			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	570,415
Year Built	1979
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	462,000
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	1997		81		0.00	4,900
FPO	Ext FP Openin	B	1	2000.00	1997		81		0.00	1,600
WDC	Wood Decking	L	336	20.00	1998		58		0.00	3,800
GAR	Attached Gara	B	336	40.00	1997		81		0.00	11,700
BMT	Basement-Unfi	B	1,278	26.01	1997		81		0.00	25,500
PRG1	Pergola-Avg	L	192	18.00	2017		96	C	1.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,473	1,473	1,473	254.99	375,602
BMT	Basement Area	0	1,278	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
PRG	Pergola	0	192	0	0.00	0
TQS	Three Quarter Story	764	1,176	764	165.66	194,813
WDK	Wood Deck	0	336	0	0.00	0
Ttl Gross Liv / Lease Area		2,237	4,791	2,237		570,415

