

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RUMUL, PAUL K & NANCY RUMUL T C/O SUSAN M RUMUL 78 GUNSTOCK ROAD  OSTERVILLE MA 02655		4 Rolling	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	272,500	272,500
			6 Septic			RES LAND	1010	175,100	175,100
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID			Plan Ref. 271/59						
Split Zonin			Land Ct#						
BID Parcel			#SR						
ResExpt Q			Life Estate						
#DL 1 LOT 90			PP STATU						
#DL 2			Assoc Pid#						
GIS ID F_960877_2699317						Total 447,600 447,600			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RUMUL, PAUL K & NANCY RUMUL TRS		31428 0023	03-06-2016	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed		
RUMUL, KATHERINE M		27438 0150	06-06-2013	U	I	1	1F	2023	1010	240,500	2022	1010	210,600		
RUMUL, KATHERINE M		6955 0121	11-15-1989	Q	I	139,900	U		1010	173,000		1010	123,000		
FRANCO, NICHOLAS D TR		3958 0160	12-15-1983	U	I	57,500	N					1010	2,400		
Total								413,500		Total		333,600		Total 300,200	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0106				OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	219,900
Appraised Xf (B) Value (Bldg)	50,200
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	175,100
Special Land Value	0
Total Appraised Parcel Value	447,600
Valuation Method	C
Total Appraised Parcel Value	447,600

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
16-2745	09-28-2016	822	Insulation	1,036		100		install 8" class 1 cellulose to e	05-26-2020	WD			FR	Field Review
201404699	07-29-2014	IN	Insulation	4,400	06-30-2015	100	06-30-2015	IN INSULATE ATTIC WITH R3	05-23-2019	CK	22		22	Change of Address
201206279	01-12-2012	OT	Other	3,089	06-30-2013	100	06-30-2013	REPLC DR	08-23-2016	KM	02		03	Cycl Insp Comp
201107128	12-19-2011	NW	New Windows	3,200	06-30-2012	100	06-30-2012	REPLC WINDS						
24653	07-28-1997	AD	Addition	6,000	08-03-1998	100	01-01-1998	12 x 12						
B35216	07-01-1992	WD	Wood Deck	2,335	01-15-1993	100		OS DECK						
B23166	06-01-1981	DW	Dwelling	0	01-15-1982	100		OS 1 STOR						

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	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 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	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		268,124
Year Built		1981
Effective Year Built		1996
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		219,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		82		0.00	4,100
BFA	Bsmt Fin-Avg	B	483	17.36	1998		82		0.00	6,900
WDC	Wood Decking	L	96	20.00	2003		68		0.00	2,400
FEP	Enclosed porc	B	144	70.00	1998		82		0.00	8,400
GAR	Attached Gara	B	308	40.00	1998		82		0.00	11,100
BMT	Basement-Unfi	B	864	26.01	1998		82		0.00	19,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	299.58	258,837
BMT	Basement Area	0	864	0	0.00	0
FEP	Enclosed Porch	0	144	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
UAT	Attic, Unfinished	0	308	31	30.15	9,287
WDK	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,584	895		268,124

