

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KELLY, PHILIP E JR 88 GUNSTOCK ROAD OSTERVILLE MA 02655		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	319,800	319,800
			6 Septic			RES LAND	1010	174,700	174,700
SUPPLEMENTAL DATA						Total 494,500 494,500			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 91 #DL 2 GIS ID F_960803_2699248				Plan Ref. 271/59 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)					
KELLY, PHILIP E JR		29869 0029	08-18-2016	Q	I	365,000	00	Year	Code	Assessed	Year	Code	Assessed
CARROLL, JOHN H & NANCY E		28391 0256	09-19-2014	Q	I	267,500	00	2023	1010	287,500	2022	1010	242,200
BURCHELL, M SHEILA		11182 0299	01-23-1998	Q	I	127,950	00		1010	172,600		1010	122,800
GLISTA, SALLY		9966 0064	12-15-1995	Q	I	124,000	U					1010	13,000
ARROWOOD, PAUL M & CATHERINE M		5774 0199	06-15-1987	Q	I	153,000	U	Total		460,100	Total		365,000
								Total			Total		332,500

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	281,300
Appraised Xf (B) Value (Bldg)	25,500
Appraised Ob (B) Value (Bldg)	13,000
Appraised Land Value (Bldg)	174,700
Special Land Value	0
Total Appraised Parcel Value	494,500
Valuation Method	C
Total Appraised Parcel Value	494,500

NOTES							

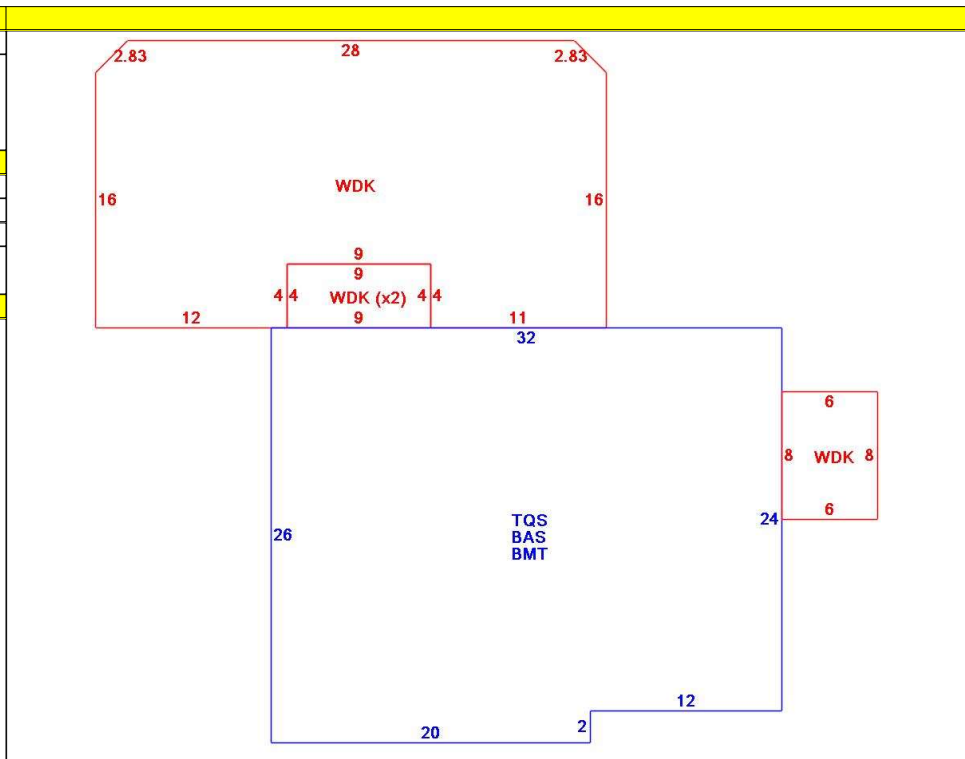
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1305	05-28-2020	833	Shd-Res-under	2,100	08-05-2020	100	06-30-2020	Pre made Shed to be purchas	08-05-2020	SR	02		02	Bldg Permit Completed
68022	04-09-2003	RA	Remodel-Additi	32,000	12-21-2006	100	06-30-2007	NC	05-26-2020	WD			FR	Field Review
B22925	03-01-1981	DW	Dwelling	0	01-15-1982	100	12-31-1982	OS 1 STOR	08-25-2016	AL	03		16	In Office Review
									08-23-2016	KM	02		03	Cycl Insp Comp
									12-21-2006	PT	04		44	Drive by inspection only
									11-15-2006	NF	02		01	Meas/Est
									06-21-2005	MF	02		13	CALL BACK

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	0.340 AC	176,344.00	2.53383	1.0000	5	1.00	0106	1.150		1.0000	513,848.7	174,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	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	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	14	Carpet			
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4				
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
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	343,048
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	281,300
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1998		82		0.00	4,900
BGAR	Bsmt Garage	B	1	2326.00	1998		82		0.00	1,900
WDC	Wood Decking	L	84	20.00	1998		58		0.00	2,000
BMT	Basement-Unfi	B	808	26.01	1998		82		0.00	18,700
WDC	Wood Deck w/	L	572	18.00	2016		94		0.00	9,000
SHED	Shed	L	112	18.00	2020		100		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	808	808	808	257.35	207,939
BMT	Basement Area	0	808	0	0.00	0
TQS	Three Quarter Story	525	808	525	167.21	135,109
WDK	Wood Deck	0	656	0	0.00	0
Ttl Gross Liv / Lease Area		1,333	3,080	1,333		343,048

