

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BINDUKAR, KUBER & RAJESHWORI 2884 FALMOUTH ROAD OSTERVILLE MA 02655	1	Level	2	Public Water	1	Paved	Description	Code	Assessed	Assessed		
			4	Gas			RESIDNTL	1010	466,800	466,800		
			6	Septic			RES LAND	1010	163,300	163,300		
SUPPLEMENTAL DATA												
Alt Prcl ID			Split Zonin			Plan Ref. 115/73						
BID Parcel			ResExpt Q NO APP:			Land Ct#						
#DL 1			LOTS 4, 5 & 6			#SR						
#DL 2						Life Estate						
GIS ID			F_959432_2700798			PP STATU						
						Assoc Pid#						
								Total	630,100	630,100		

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BINDUKAR, KUBER & RAJESHWORI SIN	34556	209	10-08-2021	U	I	475,000	1A	Year	Code	Assessed	Year	Code	Assessed
SPINOLA, EUGENE J TR	34556	206	12-09-2013	U	I	0	1F	2023	1010	407,300	2022	1010	351,800
SPINOLA, EUGENE J & ALBINA A TRS	27661	0241	08-30-2013	Q	I	290,000	00		1010	157,200		1010	117,700
OCZKOWSKI, EDWARD	9758	0033	07-18-1985	U		1	A					1010	6,400
OCZKOWSKI, EDWARD & MARJORIE	2667	0093	02-28-1978	U	I	0		Total	564,500	Total	469,500	Total	401,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO 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
0104			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	408,100
Appraised Xf (B) Value (Bldg)	52,300
Appraised Ob (B) Value (Bldg)	6,400
Appraised Land Value (Bldg)	163,300
Special Land Value	0
Total Appraised Parcel Value	630,100
Valuation Method	C
Total Appraised Parcel Value	630,100

NOTES							

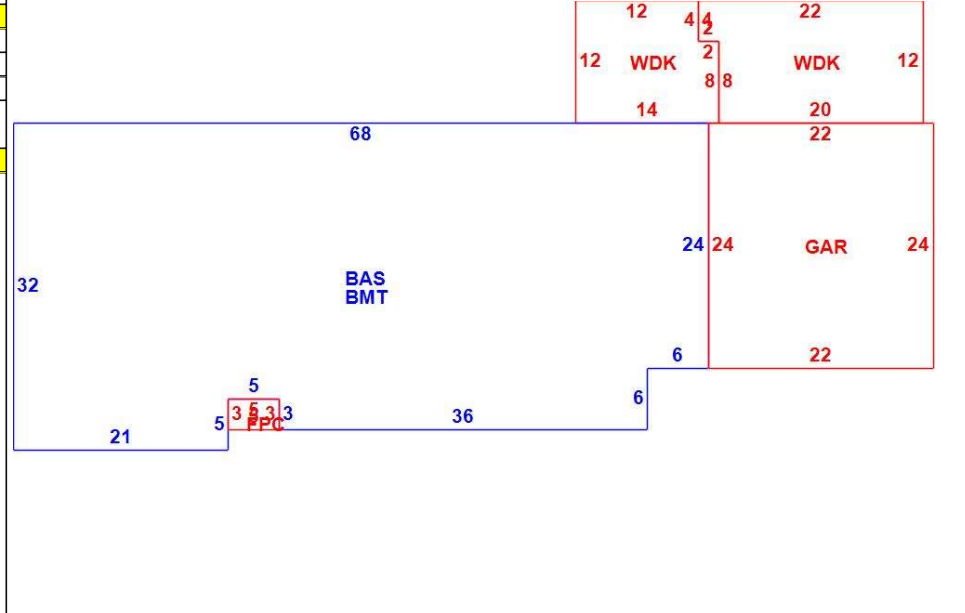
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-23-9	07-25-2023	835	Sid/Wind/Roof/	3,201		100		INSTALL 3 REPLACEMENT W	12-21-2021	BM	03		16	In Office Review	
201508649	12-30-2015	PV	Solar PV Syste	0	03-18-2016	100	06-30-2016	INSTALLATION OF 23 SOLAR	05-15-2020	LS			FR	Field Review	
201502794	05-21-2015	WD	Wood Deck	6,800	08-10-2015	100	06-30-2016	BUILD A DECK ON EXISTING	03-23-2016	SR	01		02	Bldg Permit Completed	
									01-20-2016	SR	02		02	Bldg Permit Completed	
									07-22-2014	TW	03		16	In Office Review	
									05-22-2012	DR	03		16	In Office Review	
									05-08-2012	DR	03		16	In Office 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	1010	Single Fam M-0	RF	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0104	0.900		1.0000	158,709.6	158,700
1	1010	Single Fam M-0	RF	3	0.360	AC 14,250.00	1.00000	1.0000	0	1.00	0104	0.900		1.0000	12,825	4,600
Total Card Land Units					1.36	AC	Parcel Total Land Area					1.36	Total Land Value			163,300

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	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 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		551,498
Year Built		1961
Effective Year Built		1986
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		74
RCNLD		408,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	1988		74		0.00	3,700
WDC	Wood Decking	L	160	20.00	1993		48		0.00	2,000
FOPC	Open Prch-roo	B	15	55.00	1988		74		0.00	900
GAR	Attached Gara	B	528	40.00	1988		74		0.00	14,200
BMT	Basement-Unfi	B	2,031	26.01	1988		74		0.00	33,500
WDC	Wood Deck w/	L	248	18.00	2015		92		0.00	4,400
SOL1	Solar PV Pane	B	23	860.00	1988		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,031	2,031	2,031	271.54	551,498
BMT	Basement Area	0	2,031	0	0.00	0
FPC	Open Porch Conc. Floor	0	15	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
WDC	Wood Deck	0	408	0	0.00	0
Ttl Gross Liv / Lease Area		2,031	5,013	2,031		551,498

