

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
FARIA, VIRGINIA G & MARIA E 2845 FALMOUTH ROAD OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	372,900	372,900		
			6 Septic			RES LAND	1010	152,900	152,900		
SUPPLEMENTAL DATA						Total				525,800	525,800
		Alt Prcl ID	Split Zonin	Plan Ref.	Land Ct# 32225-B						
		BID Parcel	ResExpt Q	#SR	Life Estate						
		#DL 1 LOT 18	#DL 2	PP STATU	Assoc Pid#						
		GIS ID F_961278_2700806									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
FARIA, VIRGINIA G & MARIA E	C157125	0	03-31-2000	Q	I	153,000	00	2023	1010	321,800	2022	1010	278,700	2021	1010	226,000
RISLEY, JEAN E	C128068	0	10-15-1992	U	I	98,000	L		1010	139,000		1010	103,000		1010	103,000
MASSACHUSETTS COMPANY INC	C127085	0	07-15-1992	U	I	62,000	L								1010	4,300
STEARNS, ANDREW M & CAROLA	C98687	0	10-15-1984	Q	I	72,000	U	Total								
D'AGOSTINO, HENRY	C93301	0	09-15-1983	U		0		460,800	Total	381,700	Total	333,300				

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
Total			0.00										

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				
0105				OSTVIL	321,100				
					Appraised Xf (B) Value (Bldg)	47,500			
					Appraised Ob (B) Value (Bldg)	4,300			
					Appraised Land Value (Bldg)	152,900			
					Special Land Value	0			
					Total Appraised Parcel Value	525,800			
					Valuation Method	C			
					Total Appraised Parcel Value	525,800			

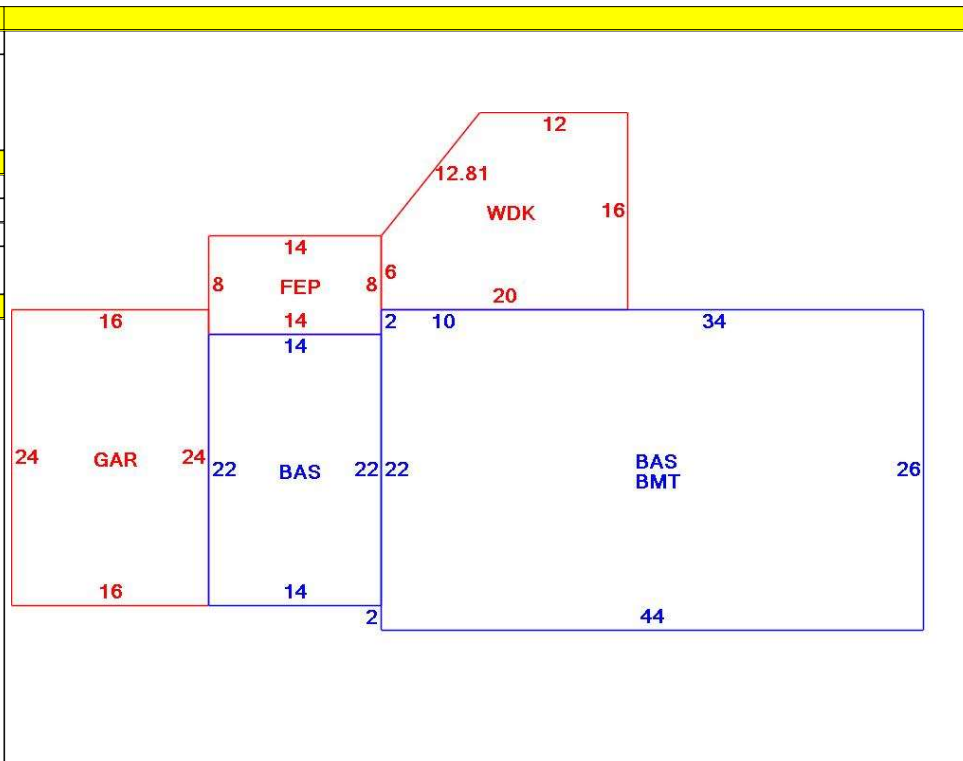
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201206036	10-01-2012	NR	New Roof		06-30-2013	100	06-30-2013	PARTIAL REROOF STRIPPIN	05-07-2020	LS			FR	Field Review	
B28542	10-01-1985	AD	Addition	2,000	01-15-1986	100		OS REMOD'	03-02-2017	KM	02		03	Cycl Insp Comp	
B18560	08-01-1976	DW	Dwelling	0	01-15-1978	100		OS 1 STOR	06-12-2012	LH	03		16	In Office Review	
									01-23-2007	PT	02		14	Cyclical Inspection	
									11-10-1998	FS	01		00	Meas/Listed-Interior Acces	

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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0105	1.000		1.0000	413,244.5	152,900
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			152,900	

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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION			
Building Value New		396,396	
Year Built		1976	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		19	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		81	
RCNLD		321,100	
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	1996		81		0.00	4,100
WDC	Wood Decking	L	280	20.00	1997		56		0.00	3,200
FEP	Enclosed porc	B	112	70.00	1996		81		0.00	7,200
GAR	Attached Gara	B	384	40.00	1996		81		0.00	12,700
BMT	Basement-Unfi	B	1,144	26.01	1996		81		0.00	23,500
SHED	Shed	L	64	18.00	2017		96		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,452	1,452	1,452	273.00	396,396
BMT	Basement Area	0	1,144	0	0.00	0
FEP	Enclosed Porch	0	112	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
WDK	Wood Deck	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		1,452	3,372	1,452		396,396

