

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MACPHEE, JOHN C 124 EAST OSTERVILLE RD OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	385,000	385,000		
			6 Septic			RES LAND	1010	161,200	161,200		
SUPPLEMENTAL DATA						Total				546,200	546,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 51 #DL 2 GIS ID F_960959_2701756				Plan Ref. 311/77 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACPHEE, JOHN C	15940	0247	11-19-2002	Q	I	279,900	00	Year	Code	Assessed	Year	Code	Assessed
SOLON, ERIC & MARIA DAPONCEICAO	14397	0041	11-01-2001	U	I	100	1A	2023	1010	331,000	2022	1010	285,400
SOLON, ERIC	14397	0027	11-01-2001	Q	I	245,000	00		1010	146,600		1010	108,600
MACPHEE, JOHN C	13916	0187	06-08-2001	Q	I	182,500	00					1010	5,300
WOZNIAK, ZIGMOND & FLORENCE	2611	0078	10-20-1977	U		0		Total		477,600	Total		394,000
								Total			Total		342,700

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2024	5C	RESIDENTIAL EXEMPTION							Appraised Bldg. Value (Card) 339,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 40,100				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch OSTVIL

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										07-26-2023	JO	03		16	In Office Review
										05-07-2020	LS			FR	Field Review
										04-11-2016	SR	02		02	Bldg Permit Completed
										01-18-2007	PT	02		14	Cyclical Inspection
										04-01-2003	PT	02		01	Meas/Est
11-13-1998	FS	01		00	Meas/Listed-Interior Acces										
Total Appraised Parcel Value										546,200					

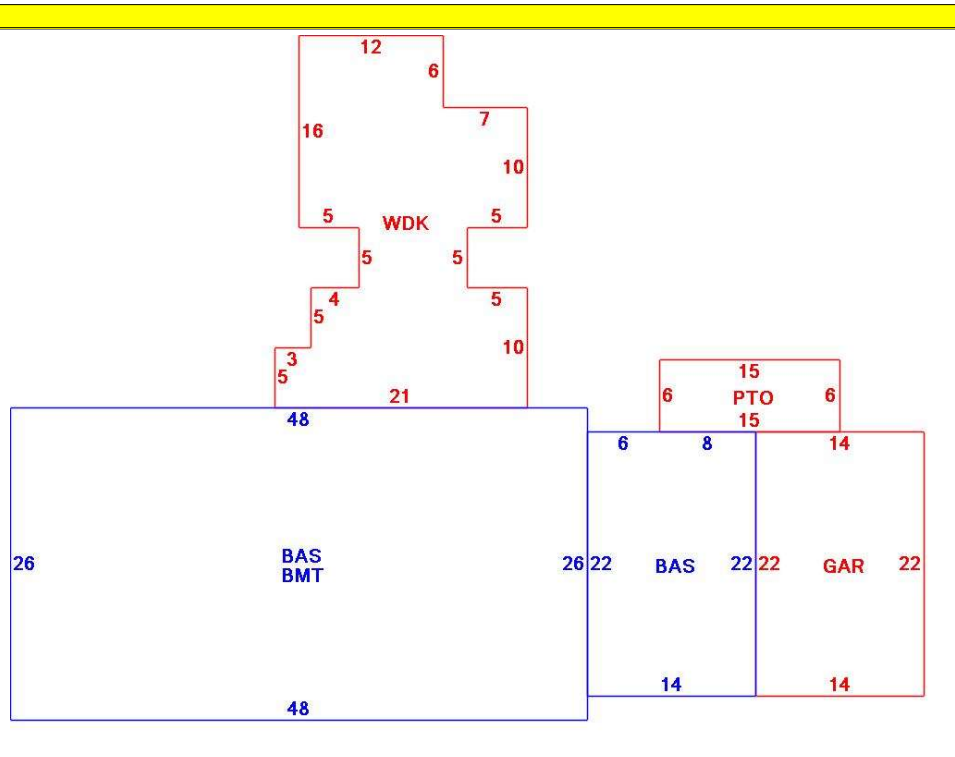
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201507317	11-09-2015	PV	Solar PV Syste	11,712	04-05-2016	100	06-30-2016	INSTALL 16 ROOF MOUTNE		07-26-2023	JO	03		16	In Office Review
B19502	08-01-1977	DW	Dwelling	0	01-15-1978	100	06-30-1978	OS 1 STOR		05-07-2020	LS			FR	Field Review
										04-11-2016	SR	02		02	Bldg Permit Completed
										01-18-2007	PT	02		14	Cyclical Inspection
										04-01-2003	PT	02		01	Meas/Est
										11-13-1998	FS	01		00	Meas/Listed-Interior Acces

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	0.550	AC	176,344.00	1.66254	1.0000	5	1.00	0105	1.000		1.0000	293,171.9	161,200
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value			161,200	

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	7	7 Rooms			
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 Ttp	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	419,233
Year Built	1977
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	339,600
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 Deck w/	L	502	18.00	1997		56		0.00	4,800
PAT1	Patio- Average	L	90	5.89	1997		78		0.00	500
GAR	Attached Gara	B	308	40.00	1996		81		0.00	11,000
BMT	Basement-Unfi	B	1,248	26.01	1996		81		0.00	25,000
SOL1	Solar PV Pane	B	16	860.00	1996		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,556	1,556	1,556	269.43	419,233
BMT	Basement Area	0	1,248	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	90	0	0.00	0
WDK	Wood Deck	0	502	0	0.00	0
Ttl Gross Liv / Lease Area		1,556	3,704	1,556		419,233

