

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WELLMAN, DIANE BOUCHER TR WELLMAN FAMILY TRUST 111 EAST OSTERVILLE ROAD OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	365,100	365,100
			6 Septic			RES LAND	1010	152,200	152,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5 #DL 2 GIS ID F_960790_2701627				Plan Ref. 318/58 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 517,300 517,300			

801
FY2024
BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WELLMAN, DIANE BOUCHER TR		33741 209	01-29-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
WELLMAN, DIANE BOUCHER		28284 0075	07-25-2014	U	I	0	1A	2023	1010	314,000	2022	1010	270,400			
WELLMAN, FRANK E & DIANE BOUCHE		8763 0145	09-02-1993	Q	I	128,000	U		1010	138,400	2021	1010	102,500			
SMITH, WILLIAM A & ELIZABETH		2666 0185	02-27-1978	U	I	0						1010	3,300			
Total								452,400		Total		372,900		Total		324,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	5C	RESIDENTIAL EXEMPTION	0.00				
2024	41C	SENIOR					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	321,100
Appraised Xf (B) Value (Bldg)	40,200
Appraised Ob (B) Value (Bldg)	3,800
Appraised Land Value (Bldg)	152,200
Special Land Value	0
Total Appraised Parcel Value	517,300
Valuation Method	C
Total Appraised Parcel Value	517,300

NOTES							

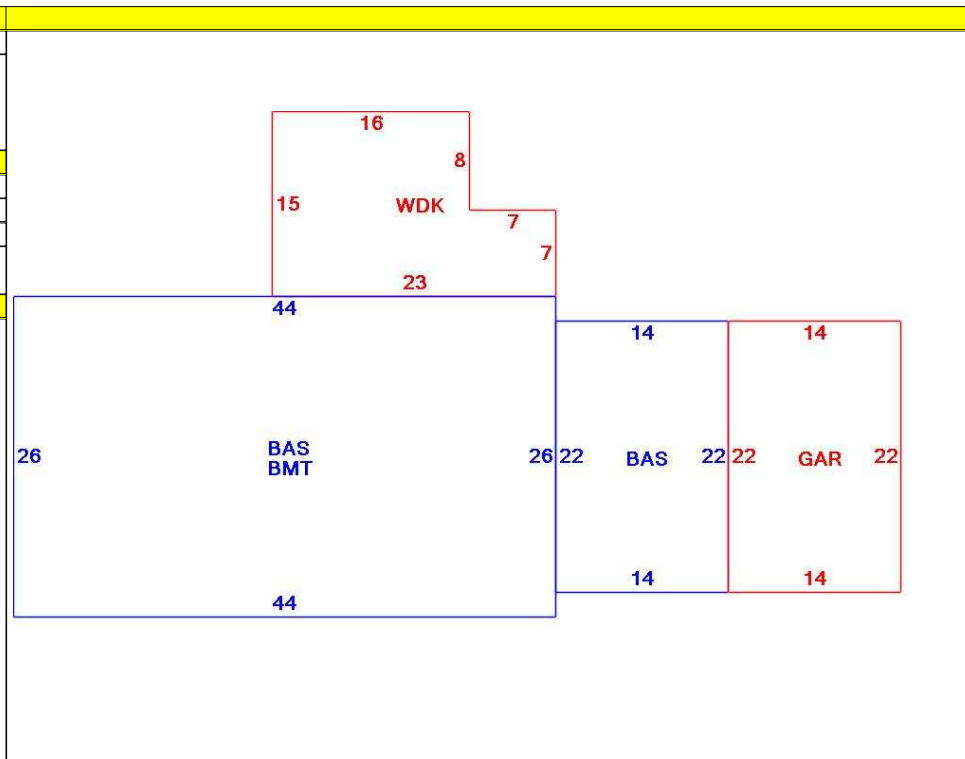
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201500004	01-06-2015	IN	Insulation	1,750	06-30-2015	100	06-30-2016	INSULATION / WEATHERIZA	10-19-2023	EG	03		16	In Office Review
201401753	03-27-2014	IN	Insulation	3,900	06-30-2014	100	06-30-2014	INSULATE-AIR SEAL	10-03-2023	EG	03		16	In Office Review
B19805	12-01-1977	DW	Dwelling	0	01-15-1979	100	12-31-1979	OS DWELL	10-06-2022	EG	03		16	In Office Review
									09-13-2022	EG	03		16	In Office Review
									08-29-2022	EG	03		16	In Office Review
									08-23-2022	EG	03		16	In Office Review
									12-22-2021	JD	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	RC	3	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200	
Total Card Land Units					0.35 AC	Parcel Total Land Area					0.35	Total Land Value					152,200

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	03	Gas			
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					
Usrflid 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	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	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
FPO	Ext FP Openin	B	1	2000.00	1996		81		0.00	1,600
WDC	Wood Decking	L	289	20.00	1997		56		0.00	3,300
GAR	Attached Gara	B	308	40.00	1996		81		0.00	11,000
BMT	Basement-Unfi	B	1,144	26.01	1996		81		0.00	23,500
SHED	Shed	L	96	18.00	1983		28		0.00	500

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
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	289	0	0.00	0
Ttl Gross Liv / Lease Area		1,452	3,193	1,452		396,396

