

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
CALLAHAN, BRIAN & MARIE ANN 151 WIANNO AVENUE OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	1,436,200	1,436,200		
			2 Public Water			RES LAND	1010	1,092,600	1,092,600		
SUPPLEMENTAL DATA						Total				2,528,800	2,528,800
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 1 #DL 2 BLOCK C GIS ID F_962050_2690509			Plan Ref. 46/11 (SH 3) 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)								
CALLAHAN, BRIAN & MARIE ANN		28436	0109	10-09-2014	Q	I	1,400,000	00	Year	Code	Assessed	Year	Code	Assessed		
PINARD, KAREN M TR		27467	0097	06-17-2013	U	I	1	1F	2023	1010	1,260,600	2022	1010	1,083,200		
PINARD, KAREN M & PAUL M		27162	0296	02-26-2013	U	I	1	1F		1010	881,300		1010	777,200		
PINARD, KAREN M TR		25257	0169	02-14-2011	U	I	1	1A					1010	101,100		
PINARD, PAUL M & KAREN M		25094	0058	12-16-2010	U	I	705,000	1	Total							
						Total			2,141,900		Total		1,860,400		Total	1,682,700

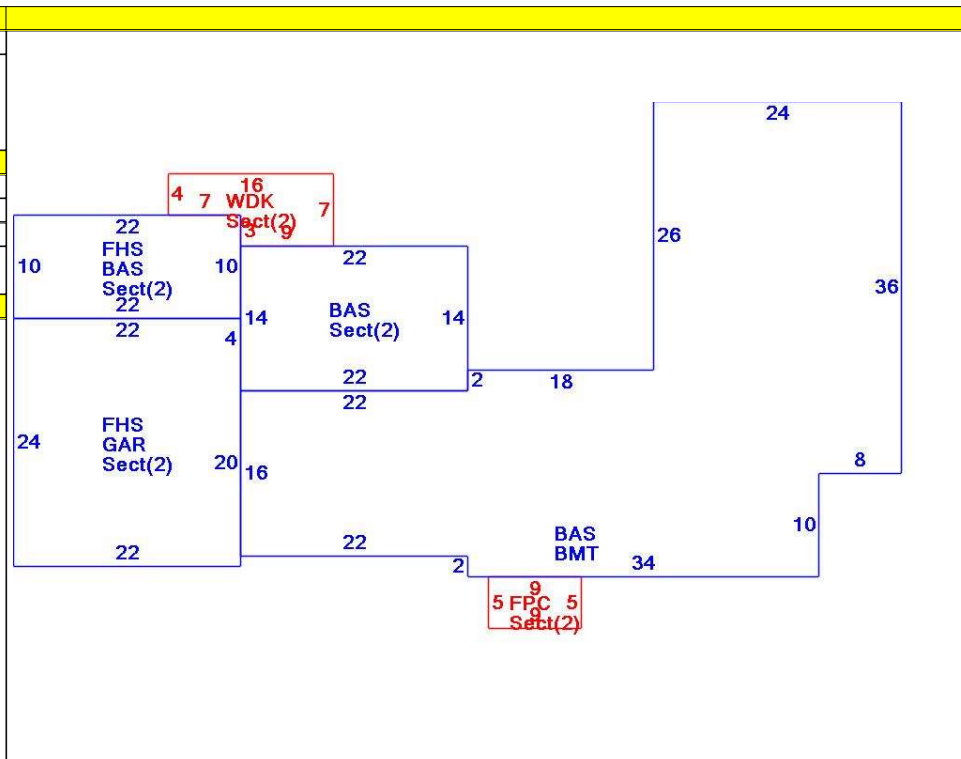
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2024	N5C	NO RESIDENTIAL EXEMPTION										
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0116				OSTVIL			
NOTES				Appraised Bldg. Value (Card) 1,238,100 Appraised Xf (B) Value (Bldg) 97,000 Appraised Ob (B) Value (Bldg) 101,100 Appraised Land Value (Bldg) 1,092,600 Special Land Value 0 Total Appraised Parcel Value 2,528,800 Valuation Method C Total Appraised Parcel Value 2,528,800			

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
19-2233	07-12-2019	835	Sid/Wind/Roof/	31,143		100		Door replacement (2)	06-12-2023	YB	03		16	In Office Review
19-937	03-28-2019	880	Alt-Int work-Res	11,000	06-30-2019	100	06-30-2019	Finish Above Garage Electric	10-15-2021	AS	03		16	In Office Review
18-4163	01-03-2019	882	Det Gar - Res	110,000	06-30-2019	100	06-30-2019	Build 18x24 Garage with Stora	11-10-2020	CK	22		22	Change of Address
18-1893	07-30-2018	822	Insulation	2,892	05-13-2019	100	06-30-2019	Air Sealing & Weatherization	06-02-2020	WD				FR Field Review
17-3055	09-14-2017	880	Alt-Int work-Res	15,000	05-31-2018	100	06-30-2018	Frame and Finish 1/2 Bath and	06-30-2019	SR	03		02	Bldg Permit Completed
201106520	11-22-2011	RA	Remodel-Additi	235,000	05-14-2012	100	06-30-2012	2BDRMS TO MSTR SUITE-A	05-31-2018	SR	02		02	Bldg Permit Completed
201105492	10-03-2011	OB	Out Building		06-30-2012	100	06-30-2012	8X12 SHED	07-29-2015	JR	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	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0116	7.100		1.0000	2,731,462	1,092,600
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			1,092,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
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	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		1,300,878
			Year Built		1969
			Effective Year Built		2010
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		7
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		93
			RCNLD		1,238,100
			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	2012		93		0.00	4,700
FPO	Ext FP Openin	B	1	2000.00	2012		93		0.00	1,900
BFA2	Bsmt Fin-VG-	B	624	54.47	2012		93		0.00	31,600
BMT	Basement-Unfi	B	1,736	26.01	2012		93		0.00	36,900
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300
GAR4	Det Gar-w/FU	L	432	120.00	2018		99	A+	1.81	92,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,736	1,736	1,736	516.86	897,269
BMT	Basement Area	0	1,736	0	0.00	0
Ttl Gross Liv / Lease Area		1,736	3,472	1,736		897,269



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			4 Gas			RESIDENTL	1010	1,436,200	1,436,200	
			2 Public Water			RES LAND	1010	1,092,600	1,092,600	
SUPPLEMENTAL DATA						Total		2,528,800	2,528,800	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 1 #DL 2 BLOCK C GIS ID F_962050_2690509				Plan Ref. 46/11 (SH 3) Land Ct# #SR Life Estate PP STATU Assoc Pid#						

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PINARD, KAREN M & PAUL M	27162	0296	02-26-2013	U	I	1	1F		1010	881,300		1010	777,200
PINARD, KAREN M TR	25257	0169	02-14-2011	U	I	1	1A					1010	101,100
PINARD, PAUL M & KAREN M	25094	0058	12-16-2010	U	I	705,000	1	Total		2,141,900	Total		1,860,400
								Total		1,682,700	Total		1,682,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	N5C	NO RESIDENTIAL EXEMPTION						
Total			0.00					

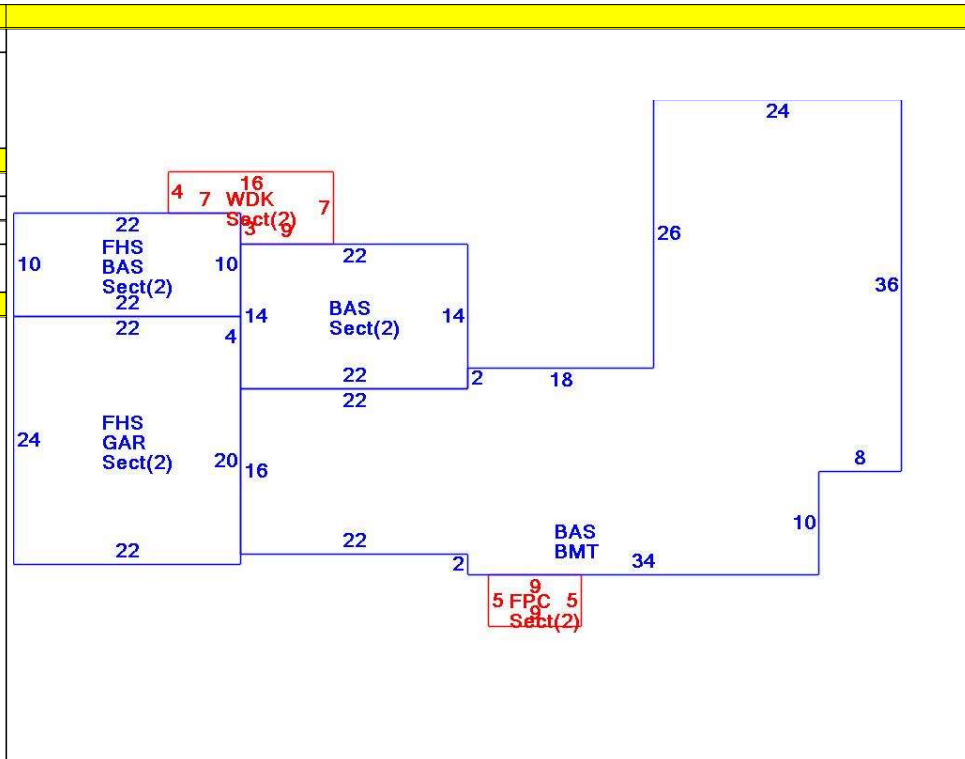
ASSESSING NEIGHBORHOOD		Tracing		Batch
Nbhd	Nbhd Name	B		OSTVIL
0116				

NOTES			
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APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,238,100
Appraised Xf (B) Value (Bldg)			97,000
Appraised Ob (B) Value (Bldg)			101,100
Appraised Land Value (Bldg)			1,092,600
Special Land Value			0
Total Appraised Parcel Value			2,528,800
Valuation Method			C
Total Appraised Parcel Value			2,528,800

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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
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18-4163	01-03-2019	882	Det Gar - Res	110,000	06-30-2019	100	06-30-2019	Build 18x24 Garage with Stora	11-10-2020	CK	22		22	Change of Address
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Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			1,092,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
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	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	09	Blk/Pour Ftgs			
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		1,300,878
			Year Built		2011
			Effective Year Built		2019
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		0
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		100
			RCNLD		1,238,100
			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
GAR	Attached Gara	B	528	40.00	2019		100		0.00	19,200
WDC	Wood Decking	L	91	20.00	2011		84		0.00	2,900
FOPC	Open Prch-roo	B	45	55.00	2019		100		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	528	528	528	447.46	236,259
FHS	Half Story	374	748	374	223.73	167,350
FPC	Open Porch Conc. Floor	0	45	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
WDC	Wood Deck	0	91	0	0.00	0
Ttl Gross Liv / Lease Area		902	1,940	902		403,609

