

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PEMBERTON, DIANE L & ELIZABETH A PEMBERTON, CARTER J & HAILEY P 135 WIANNO AVENUE OSTERVILLE MA 02655	1	Level	6	Septic	1	Paved	Description	Code	Assessed	Assessed
			4	Gas			RESIDNTL	1010	1,294,400	1,294,400
			2	Public Water			RES LAND	1010	1,002,400	1,002,400
SUPPLEMENTAL DATA										
Alt Prcl ID					Plan Ref. 157/53					
Split Zonin					Land Ct#					
BID Parcel					#SR					
ResExpt Q INFO:					Life Estate					
#DL 1 LOT A					PP STATU					
#DL 2					Assoc Pid#					
GIS ID F_961924_2690574							Total 2,296,800 2,296,800			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PEMBERTON, DIANE L & ELIZABETH A PEMBERTON, ROBERT C & DIANE L REYNOLDS, DOUGLAS J & CATHERINE FARLEY, FRANCIS & CONSTANCE	35418	257	10-11-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
	10688	0288	04-08-1997	Q	I	380,000	00	2023	1010	1,101,300	2022	1010	912,500			
	8184	0329	08-15-1992	Q	I	280,000	U		1010	911,300	2021	1010	754,000			
	2353	0160	06-14-1976	U		0						1010	477,700			
												1010	10,500			
Total								2,012,600		Total		1,405,800		Total		1,242,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0114				OSTVIL			
NOTES							
				Appraised Bldg. Value (Card) 1,193,900			
				Appraised Xf (B) Value (Bldg) 90,000			
				Appraised Ob (B) Value (Bldg) 10,500			
				Appraised Land Value (Bldg) 1,002,400			
				Special Land Value 0			
				Total Appraised Parcel Value 2,296,800			
				Valuation Method C			
				Total Appraised Parcel Value 2,296,800			

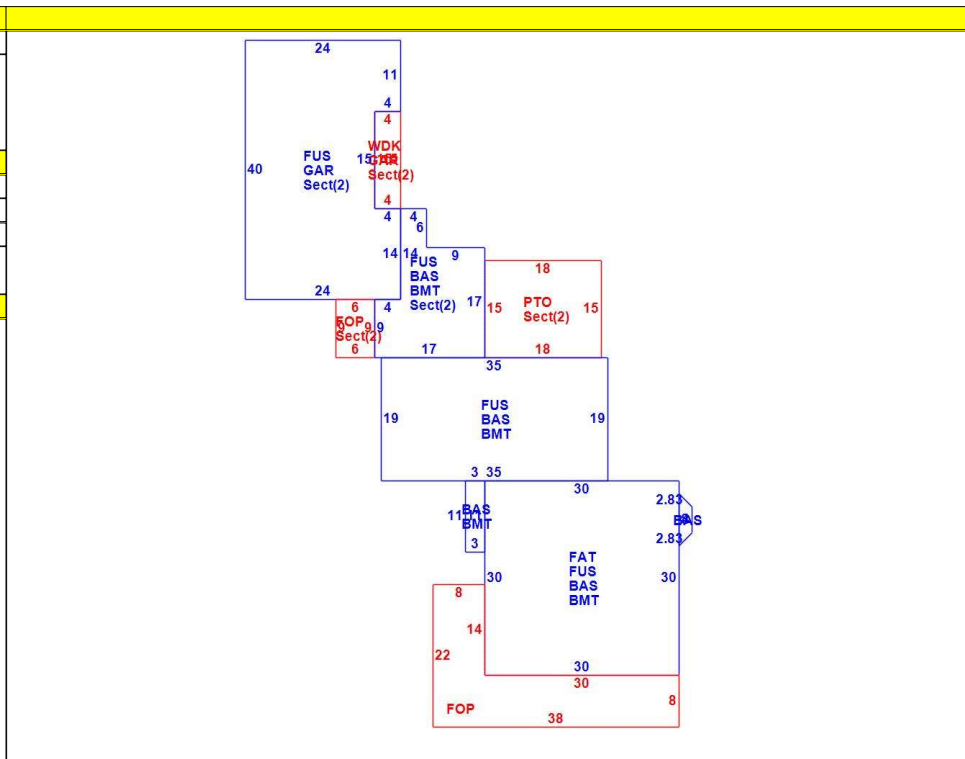
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201304317	07-05-2013	AG	Attached Garag	260,000	08-04-2014	100	06-30-2015	3CAR GAR ADDN W BDRM A	06-02-2020	WD			FR	Field Review
201304314	07-05-2013	DE	Demolish	20,000	03-11-2014	100	06-30-2014	DEMO EXIST DET GARAGE	02-07-2017	JR	03		16	In Office Review
54388	07-09-2001	RW	Repair Work	2,000	01-01-2002	100	01-01-2002	REBLD FLOOR OF EXIST PO	11-20-2014	MW	01		02	Bldg Permit Completed
									06-18-2014	MW	02		13	CALL BACK
									05-29-2014	MW	01		13	CALL BACK
									10-15-2013	MW	01		52	New Construction
									04-11-2007	PT	02		14	Cyclical Inspection

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	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0114	6.500		1.0000	2,444,833	1,002,400
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value				1,002,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	2	2 Stories			
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	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	05	Stone Walls			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,366,561
			Year Built		1912
			Effective Year Built		1999
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		1,193,900
			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
FOP	Open Porch-ro	B	416	55.00	1999		84		0.00	13,600
BMT	Basement-Unfi	B	1,598	26.01	1999		84		0.00	31,100
FPLG	Gas Fireplace-	B	1	2500.00	1999		84		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,610	1,610	1,610	286.37	461,057
BMT	Basement Area	0	1,598	0	0.00	0
FAT	Attic, Finished	135	900	135	42.96	38,660
FOP	Open Porch	0	416	0	0.00	0
FUS	Upper Story	1,565	1,565	1,565	286.37	448,170
Ttl Gross Liv / Lease Area		3,310	6,089	3,310		947,887



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		2 Public Water				RES LAND	1010	1,002,400	1,002,400		
SUPPLEMENTAL DATA						Total				2,296,800	2,296,800
Alt Prcl ID		Split Zonin		Plan Ref. 157/53							
BID Parcel		ResExpt Q		Land Ct#							
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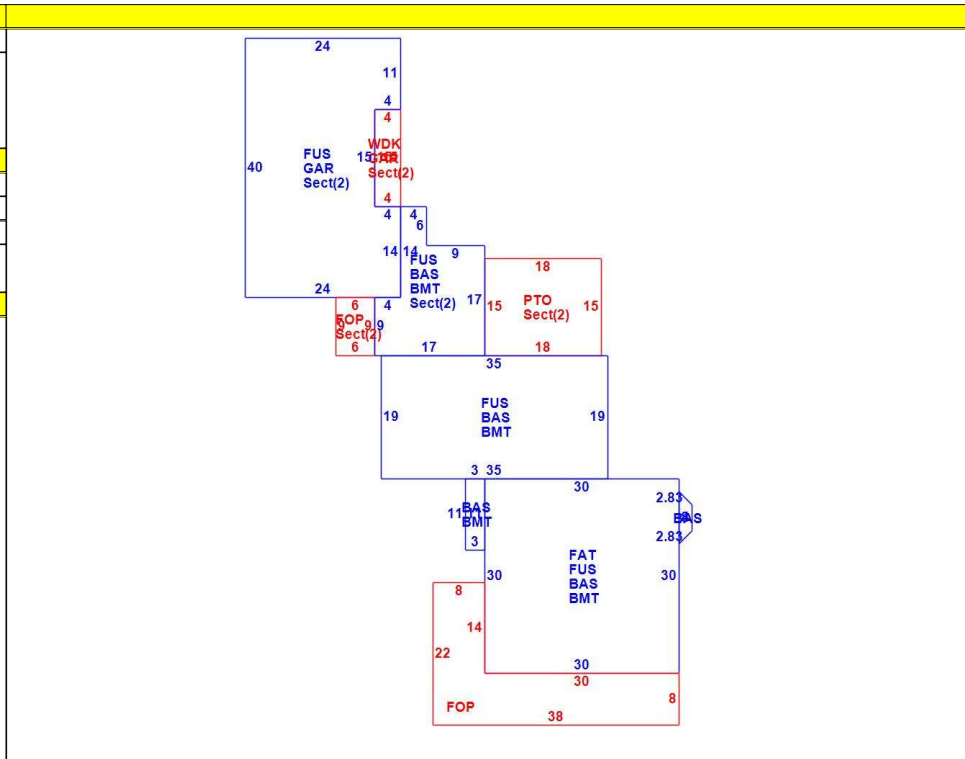
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				Appraised Xf (B) Value (Bldg)				90,000
				Appraised Ob (B) Value (Bldg)				10,500
				Appraised Land Value (Bldg)				1,002,400
				Special Land Value				0
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				Valuation Method				C
				Total Appraised Parcel Value				2,296,800

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Interior Wall 2					
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Interior Floor 2	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	2				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	00	0 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,366,561
			Year Built		2013
			Effective Year Built		2012
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			RCNLD		1,193,900
			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
WDC	Wood Decking	L	60	20.00	2013		88		0.00	2,700
PATF	Flagstone Pav	L	270	30.00	2013		94		0.00	7,800
BMT	Basement-Unfi	B	281	26.01	2015		95		0.00	11,300
GAR	Attached Gara	B	960	40.00	2015		95		0.00	28,500
FOP	Open Porch-ro	B	54	55.00	2015		95		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	281	281	281	286.37	80,470
BMT	Basement Area	0	281	0	0.00	0
FOP	Open Porch	0	54	0	0.00	0
FUS	Upper Story	1,181	1,181	1,181	286.37	338,204
GAR	Attached Garage	0	960	0	0.00	0
PTO	Patio	0	270	0	0.00	0
WDK	Wood Deck	0	60	0	0.00	0
Ttl Gross Liv / Lease Area		1,462	3,087	1,462		418,674

