

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CONSALVO, JOSEPH M & MARY T 647 BOYLSTON STREET UNIT 3B BOSTON MA 02116		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 263,200 813,000	Assessed 263,200 813,000
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12 #DL 2 BLOCK B GIS ID F_961873_2689830				Plan Ref. 93/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 1,076,200 1,076,200			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONSALVO, JOSEPH M & MARY T MAYO, CHRISTOPHER J MAYO, CHRISTOPHER J ET AL MAYO, ROBERT J		19619 0318	03-15-2005	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed			
		11487 0284	06-09-1998	U	I	130,000	1A	2023	1010	233,200	2022	1010	205,200			
		P0714AD 0	05-15-1993	U	I	1	A		1010	671,900		1010	438,000			
		2903 0235	04-20-1979	U		0		Total		905,100	Total		643,200	Total		572,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0112				OSTVIL

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	205,500
Appraised Xf (B) Value (Bldg)	13,100
Appraised Ob (B) Value (Bldg)	44,600
Appraised Land Value (Bldg)	813,000
Special Land Value	0
Total Appraised Parcel Value	1,076,200
Valuation Method	C
Total Appraised Parcel Value	1,076,200

NOTES							

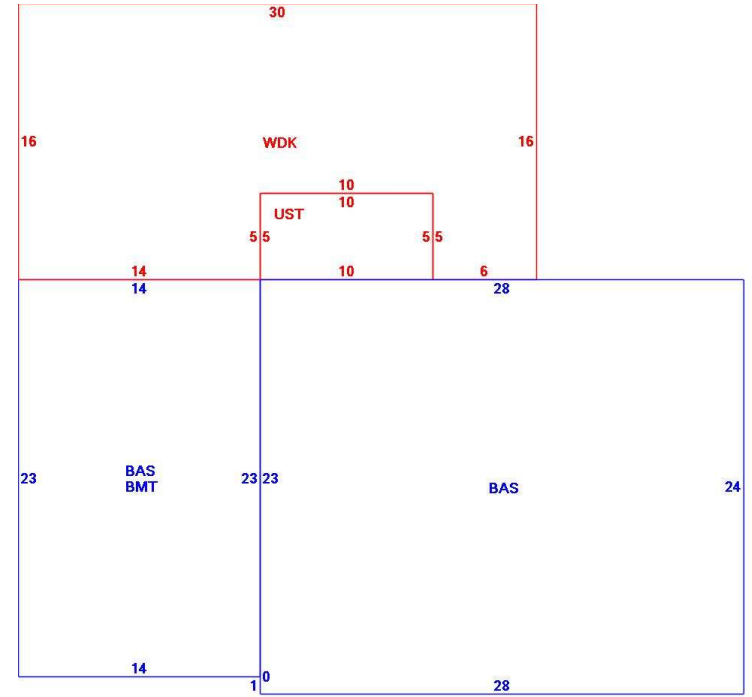
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
84177	05-17-2005	RE	Remodel	35,000	04-28-2006	100	01-01-2006	OS GAR	06-03-2020	WD			FR	Field Review
B27843	05-01-1985	AD	Addition	5,000	01-15-1986	100			09-26-2018	KM	22		22	Change of Address
									10-06-2016	KM	02		03	Cycl Insp Comp
									10-02-2008	TP	03		16	In Office Review
									04-17-2007	PT	02		14	Cyclical Inspection
								04-28-2006	MF	02		02	Bldg Permit Completed	
								10-17-2005	JS	02		13	CALL BACK	

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	0.240 AC	176,344.00	3.49265	1.0000	5	1.00	0112	5.500		1.0000	3,387,497	813,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			813,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	293,592
Year Built	1951
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	205,500
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	1983		70		0.00	3,500
GAR2	Det Gar-w/FH	L	576	85.00	1988		69	C	1.00	33,800
UST	Utility Storage-	B	50	17.11	1983		70		0.00	600
BMT	Basement-Unfi	B	322	26.01	1983		70		0.00	9,000
WDC	Deck comp w	L	430	28.00	2016		94		0.00	10,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	994	994	994	295.36	293,592
BMT	Basement Area	0	322	0	0.00	0
UST	Utility Enclosure	0	50	0	0.00	0
WDC	Wood Deck	0	430	0	0.00	0
Ttl Gross Liv / Lease Area		994	1,796	994		293,592

