

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGRAW, MARJORIE PEDDY TR MARJORIE PEDDY MCGRAW REV T 157 EEL RIVER ROAD  OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	673,200	673,200
			6 Septic			RES LAND	1010	754,200	754,200
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 8A #DL 2 BLOCK B GIS ID F_961964_2689501				Plan Ref. 93/47 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#		Total 1,427,400 1,427,400			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGRAW, MARJORIE PEDDY TR		34770 086	12-21-2021	Q	I	1,650,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ESSEX, RICHARD L II & SARAH H		32350 0206	10-03-2019	Q	I	899,000	00	2023	1010	599,900	2022	1010	504,100	2021	1010	425,700
BOCHMAN, KATHLEEN M		31971 0334	04-24-2019	U	I	1	1F		1010	623,300		1010	406,300		1010	369,400
BOCHMAN, JEFFREY AND KATHLEEN T		31219 0289	04-24-2018	U	I	1	1F								1010	4,400
BOCHMAN, KATHLEEN M		29611 0123	04-28-2016	Q	I	837,500	00	Total		1,223,200	Total		910,400	Total		799,500

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
0112			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	627,700
Appraised Xf (B) Value (Bldg)	41,100
Appraised Ob (B) Value (Bldg)	4,400
Appraised Land Value (Bldg)	754,200
Special Land Value	0
Total Appraised Parcel Value	1,427,400
Valuation Method	C
Total Appraised Parcel Value	1,427,400

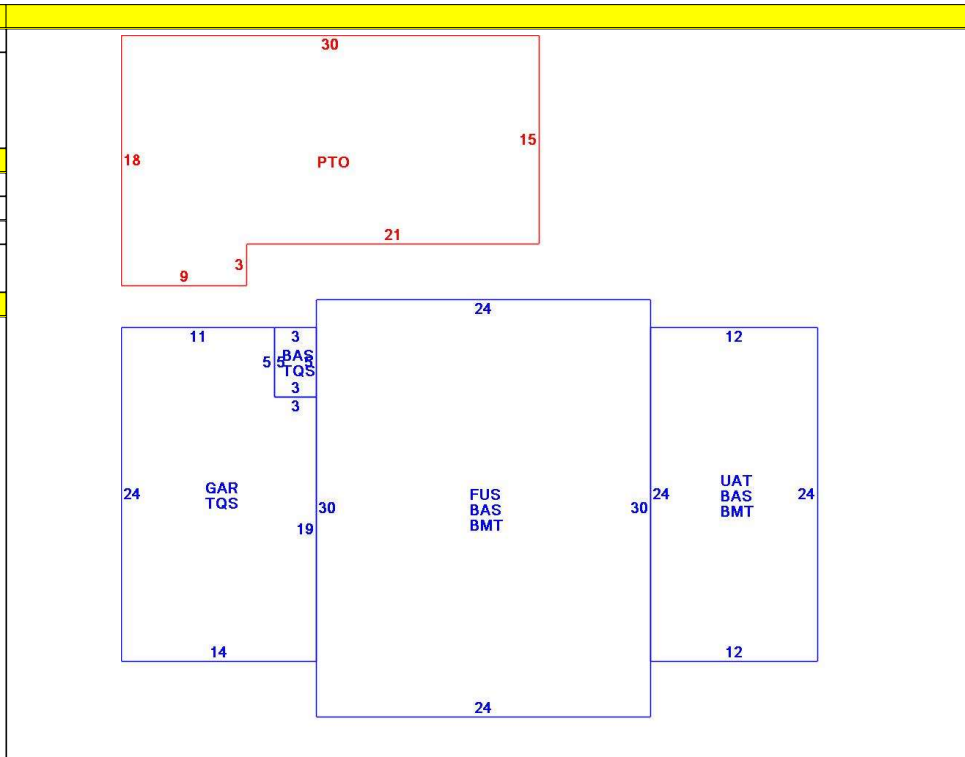
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201504511	09-15-2015	DR	Dwelling Rebuil	279,000	04-12-2016	100	06-30-2016	CONSTRUCT A 3 BEDROOM	06-03-2020	WD			FR	Field Review
201504510	09-15-2015	DE	Demolish	6,000	04-12-2016	100	06-30-2016	DEMO SINGLE FAMILY HOM	02-25-2020	SAF			20	Sale Review
									04-12-2016	SR	02		02	Bldg Permit Completed
									12-22-2014	AL	03		16	In Office Review
									04-17-2007	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	0.150 AC	176,344.00	5.18399	1.0000	5	1.00	0112	5.500		1.0000	5,027,920	754,200
Total Card Land Units					0.15	AC	Parcel Total Land Area					0.15	Total Land Value			754,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
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	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		660,772
Year Built		2015
Effective Year Built		2013
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		95
RCNLD		627,700
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
PAT2	Patio-Good	L	477	9.94	2015		96		0.00	4,400
BMT	Basement-Unfi	B	1,008	26.01	2017		95		0.00	25,400
GAR	Attached Gara	B	321	40.00	2017		95		0.00	13,300
FPLG	Gas Fireplace-	B	1	2500.00	2017		95		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,023	1,023	1,023	332.05	339,683	
BMT	Basement Area	0	1,008	0	0.00	0	
FUS	Upper Story	720	720	720	332.05	239,073	
GAR	Attached Garage	0	321	0	0.00	0	
PTO	Patio	0	477	0	0.00	0	
TQS	Three Quarter Story	218	336	218	215.43	72,386	
UAT	Attic, Unfinished	0	288	29	33.44	9,629	
Ttl Gross Liv / Lease Area		1,961	4,173	1,990		660,771	

