

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
POIRIER, ADAM & JOANNE  115 WIANNO CIRCLE  OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	619,200	619,200
			6 Septic			RES LAND	1010	823,000	823,000
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 113 #DL 2 GIS ID F_962356_2689137			Plan Ref. Land Ct# 2664-83 (SH 1) #SR Life Estate PP STATU Assoc Pid#			Total 1,442,200 1,442,200			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
POIRIER, ADAM & JOANNE		C227129 0	08-03-2021	Q	I	1,398,000	00	Year	Code	Assessed	Year	Code	Assessed
VINCENT, PAUL P & HELEN L		C137784 0	07-15-1995	Q	I	162,000	U	2023	1010	529,500	2022	1010	459,100
KOSKINAS, ARTHUR F & HELEN		C67190 0	04-30-1976	U		0			1010	680,100		1010	443,300
								Total		1,209,600	Total		902,400
								Total			Total		775,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0112				OSTVIL	Appraised Bldg. Value (Card)	564,400	
					Appraised Xf (B) Value (Bldg)	44,100	
					Appraised Ob (B) Value (Bldg)	10,700	
					Appraised Land Value (Bldg)	823,000	
					Special Land Value	0	
					Total Appraised Parcel Value	1,442,200	
					Valuation Method	C	
					Total Appraised Parcel Value	1,442,200	

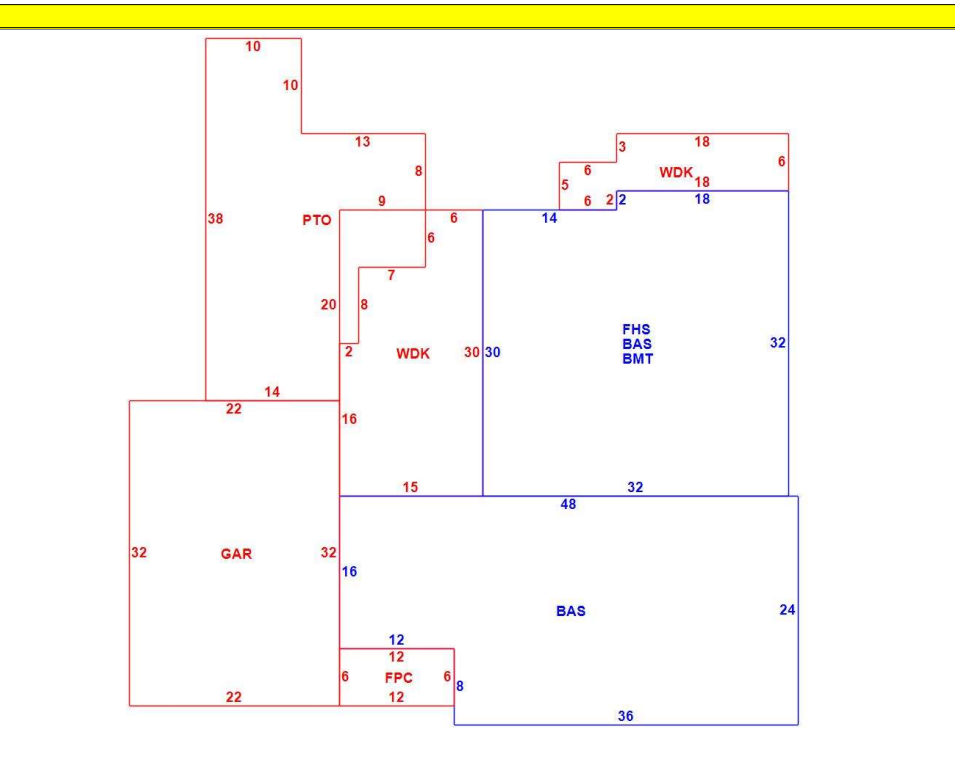
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-3480	03-22-2020	804	Addn Alt-Res	4,559	06-30-2020	100	06-30-2020	Insulation. Air Sealing. Attic flat	02-24-2023	YB	03		16	In Office Review
31770	06-24-1998	AD	Addition	50,000		100	01-01-1999		01-05-2022	BM	03		16	In Office Review
17169	08-09-1996	AD	Addition	0	06-21-1997	100	01-01-1997	8'Fence	11-15-2021	BM	22		22	Change of Address
B15585	10-01-1972	AD	Addition	0	01-15-1974	100		OST ADD'N	06-03-2020	WD			FR	Field Review
									02-19-2020	SR	02		03	Cycl Insp Comp
									04-14-2010	JR	03		15	Abatement Review
									04-19-2007	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	0.270 AC	176,344.00	3.14262	1.0000	5	1.00	0112	5.500		1.0000	3,048,017	823,000
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			823,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
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	31	3 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	688,319
Year Built	1970
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	564,400
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 Deck w/	L	518	18.00	2000		62		0.00	5,400
PAT2	Patio-Good	L	564	9.94	2000		81		0.00	4,400
FOPC	Open Prch-roo	B	72	55.00	1998		82		0.00	3,000
GAR	Attached Gara	B	704	40.00	1998		82		0.00	19,400
BMT	Basement-Unfi	B	996	26.01	1998		82		0.00	21,700
SHED	Shed	L	96	18.00	1995		52		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,052	2,052	2,052	269.93	553,894
BMT	Basement Area	0	996	0	0.00	0
FHS	Half Story	498	996	498	134.96	134,425
FPC	Open Porch Conc. Floor	0	72	0	0.00	0
GAR	Attached Garage	0	704	0	0.00	0
PTO	Patio	0	564	0	0.00	0
WDK	Wood Deck	0	518	0	0.00	0
Ttl Gross Liv / Lease Area		2,550	5,902	2,550		688,319

