

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HILLS, GEOFFREY O 214 WIANNO CIRCLE OSTERVILLE MA 02655				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
					4 Gas			RESIDNTL	1010	490,600	490,600	
					6 Septic			RES LAND	1010	830,200	830,200	
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Split Zonin		Plan Ref.						
214 WIANNO CIRCLE				#DL 1 LOT 139		Land Ct# 2664-83 (SH 1)						
#DL 2				GIS ID F_962714_2688985		Life Estate						
OSTERVILLE MA 02655						PP STATU						
						Assoc Pid#						

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HILLS, GEOFFREY O							C191099	0	04-09-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HILLS, GEOFFREY O TR							#D11377	0	04-09-2010	U	I	1	1A	2023	1010	440,400	2022	1010	369,400	2021	1010	314,600
HILLS, FRANCES E TR							C103278	0	09-09-1985	Q	I	245,000	U		1010	686,100		1010	447,200		1010	406,600
QUINN, MARILYN L							C79875	0	10-31-1979	U		0									1010	4,200
Total													Total		1,126,500	Total		816,600	Total		725,400	

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

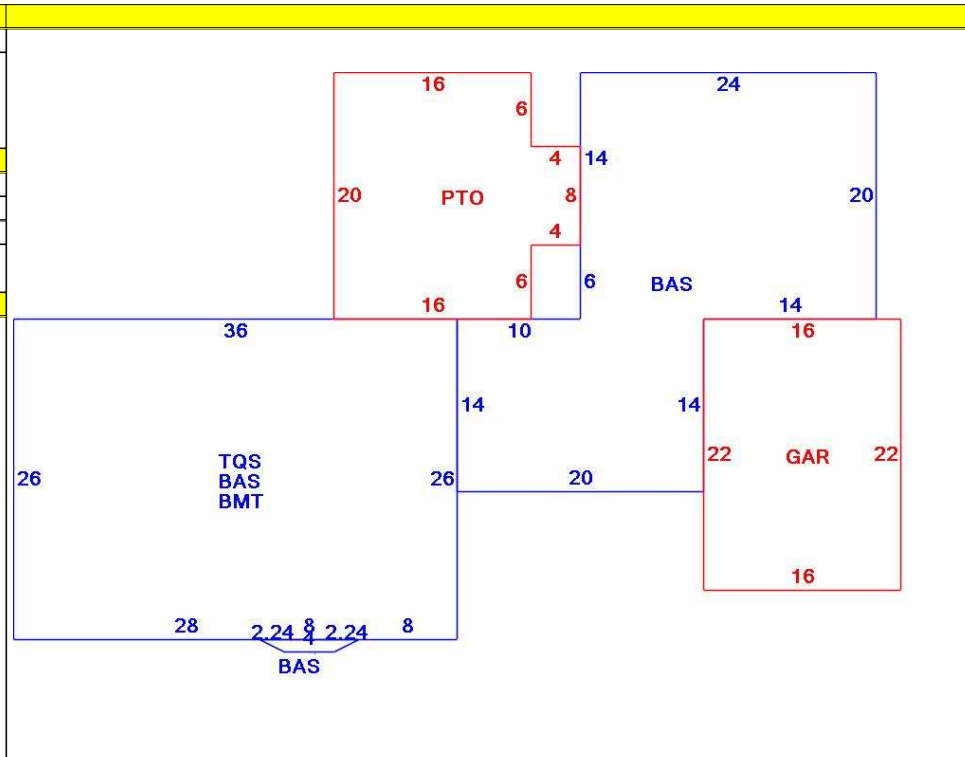
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			439,900
Appraised Xf (B) Value (Bldg)			46,500
Appraised Ob (B) Value (Bldg)			4,200
Appraised Land Value (Bldg)			830,200
Special Land Value			0
Total Appraised Parcel Value			1,320,800
Valuation Method			C
Total Appraised Parcel Value			1,320,800

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
EXPR-21-1	10-01-2021	835	Sid/Wind/Roof/	6,179		100		insulation/weatherization - ho		06-03-2020	WD			FR	Field Review
EXPR-21-5	04-06-2021	835	Sid/Wind/Roof/	7,916		100		Replacement of 5 windows; no		01-30-2017	KM	02		03	Cycl Insp Comp
17-1518	05-17-2017	835	Sid/Wind/Roof/	12,000		100		RESIDE		06-12-2015	AL	22		22	Change of Address
										09-11-2014	JR	03		16	In Office Review
										03-27-2012	DR	03		16	In Office Review
										06-03-2010	JR	03		16	In Office Review
										04-20-2007	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	0.310 AC	176,344.00	2.76107	1.0000	5	1.00	0112	5.500			1.0000	2,677,942
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			830,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
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		563,987
			Year Built		1971
			Effective Year Built		1991
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		22
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		78
			RCNLD		439,900
			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
BRR	Bsmt Rec Rm-	B	900	8.05	1993		78		0.00	5,700
FPL2	Fireplace 1.5 s	B	2	6000.00	1993		78		0.00	9,400
PATC	Conc Pavers	L	352	15.46	1996		77		0.00	4,200
GAR	Attached Gara	B	352	40.00	1993		78		0.00	11,600
BMT	Basement-Unfi	B	936	26.01	1993		78		0.00	19,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,702	1,702	1,702	244.15	415,543
BMT	Basement Area	0	936	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
PTO	Patio	0	352	0	0.00	0
TQS	Three Quarter Story	608	936	608	158.59	148,443
Ttl Gross Liv / Lease Area		2,310	4,278	2,310		563,986

