

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
TORBEY, FRANCIS J & CAROL S 1328 SEASPRAY LANE SANIBEL FL 33957		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	676,500	676,500		
			6 Septic			RES LAND	1010	1,670,800	1,670,800		
SUPPLEMENTAL DATA						Total				2,347,300	2,347,300
Alt Prcl ID		Split Zonin RC;RF-1		Plan Ref. Land Ct# 2664-115							
BID Parcel		ResExpt Q		#SR							
#DL 1 LOT 235		#DL 2		Life Estate PP STATU							
GIS ID F_963361_2689407		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
BORDER, MATTHEW J & AMANDA C	C234127	0	10-06-2023	Q	I	2,675,000	00	2023	1010	597,800	2022	1010	498,900	2021	1010	412,900
TORBEY, FRANCIS J & CAROL S	C212966	0	05-23-2017	U	I	1	1A		1010	1,315,400		1010	986,000		1010	1,015,000
TORBEY, CAROL S TR	C191613	0	06-07-2010	U	I	10	1A								1010	9,900
TORBEY, FRANCIS J & CAROL S	C167060	0	10-28-2002	U	I	100	1A									
TORBEY, CAROL S	C151261	0	12-15-1998	U	I	1	1A									
Total								1,913,200	Total		1,484,900	Total		1,437,800		

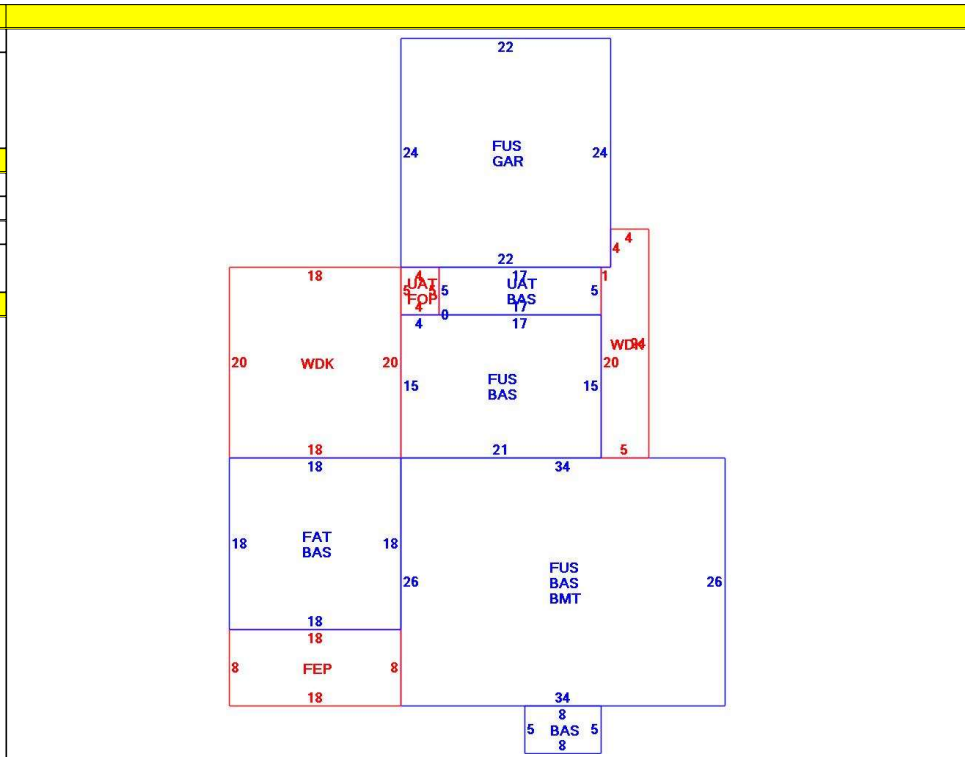
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0117				OSTVIL	Appraised Bldg. Value (Card)	621,600	
					Appraised Xf (B) Value (Bldg)	45,000	
					Appraised Ob (B) Value (Bldg)	9,900	
					Appraised Land Value (Bldg)	1,670,800	
					Special Land Value	0	
					Total Appraised Parcel Value	2,347,300	
					Valuation Method	C	
					Total Appraised Parcel Value	2,347,300	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
20065450	12-27-2006	OT	Other		06-30-2007	100	06-30-2007	GAS GENERATOR,HEATING	06-02-2020	WD			FR	Field Review	
20062498	08-31-2006	RE	Remodel	78,000	02-21-2006	100	06-30-2007		12-04-2017	KM	02		03	Cycl Insp Comp	
									03-07-2017	MLF	03		16	In Office Review	
									06-20-2016	JR	03		16	In Office Review	
									05-06-2015	JR	03		03	Cycl Insp Comp	
									02-25-2011	TP	03		16	In Office Review	

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	SPLI	3	0.750	AC	176,344.00	1.30239	1.0000	5	1.00	0117	9.700		1.0000	2,227,789	1,670,800
Total Card Land Units					0.75	AC	Parcel Total Land Area					0.75	Total Land Value			1,670,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	06	6 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	11				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		851,485
			Year Built		1937
			Effective Year Built		1984
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		621,600
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1984		73		0.00	4,400
WDC	Wood Decking	L	476	20.00	2001		64		0.00	5,800
FOP	Open Porch-ro	B	20	55.00	1984		73		0.00	1,300
FEP	Enclosed porc	B	144	70.00	1984		73		0.00	7,500
GAR	Attached Gara	B	528	40.00	1984		73		0.00	14,000
BMT	Basement-Unfi	B	884	26.01	1984		73		0.00	17,800
GEN	Emergency Ge	L	1	5550.00	2006		74		0.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,648	1,648	1,648	247.89	408,514
BMT	Basement Area	0	884	0	0.00	0
FAT	Attic, Finished	49	324	49	37.49	12,146
FEP	Enclosed Porch	0	144	0	0.00	0
FOP	Open Porch	0	20	0	0.00	0
FUS	Upper Story	1,727	1,727	1,727	247.89	428,097
GAR	Attached Garage	0	528	0	0.00	0
UAT	Attic, Unfinished	0	105	11	25.97	2,727
WDC	Wood Deck	0	476	0	0.00	0
Ttl Gross Liv / Lease Area		3,424	5,856	3,435		851,484

