

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MANGANO CONSOL HOLDINGS LLC 278 WIANNO AVE OSTERVILLE MA 02655	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	1,797,300	1,797,300		
		6 Septic				RES LAND	1010	1,502,200	1,502,200		
SUPPLEMENTAL DATA						Total				3,299,500	3,299,500
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 15967-E&H							
#DL 1 LOTS 17 & 19A		#DL 2		#SR							
GIS ID F_963163_2689824		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANGANO CONSOL HOLDINGS LLC	C199369	0	01-09-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
MANGANO, JOSEPH	C198215	0	09-18-2012	Q	I	1,550,000	00	2023	1010	1,582,900	2022	1010	1,310,400
MARTORE, JOSEPH A & GRACIA C TRS	C196631	0	03-27-2012	U	I	10	1F		1010	1,182,600		1010	886,400
MARTORE, JOSEPH A & GRACIA C	C185778	0	04-25-2008	Q	I	1,600,000	00					1010	6,700
NABER, ADNAN I & MOSHAKE, RANA	C162794	0	09-17-2001	Q	I	730,000	00	Total		2,765,500	Total		2,196,800
								Total		2,028,800	Total		2,028,800

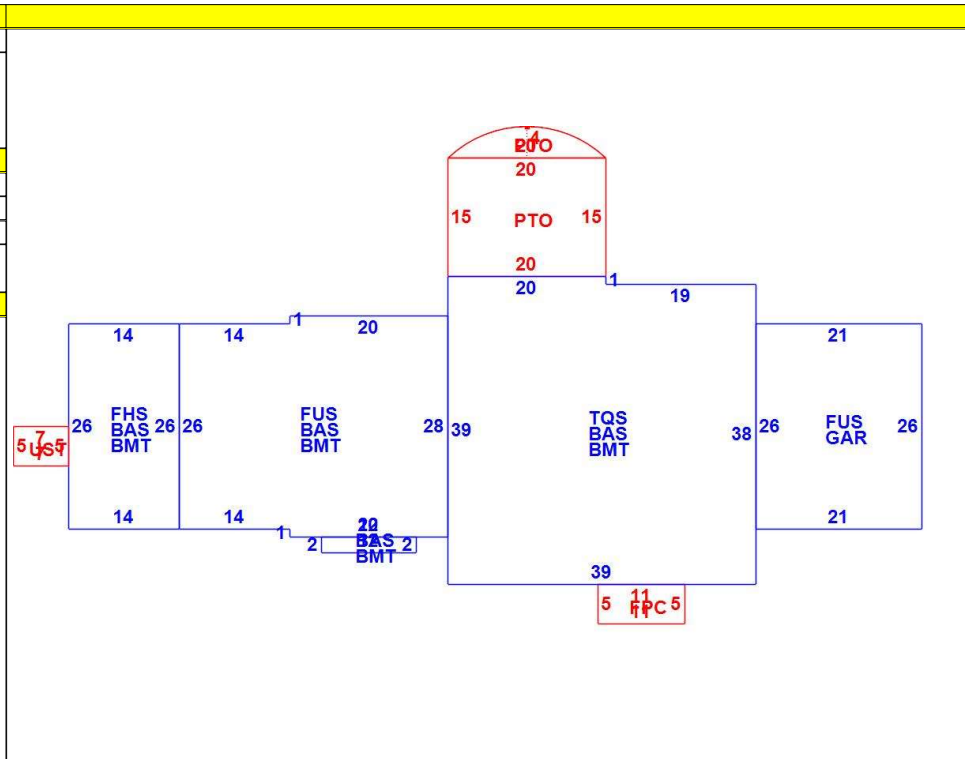
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card)			
Total			0.00					Appraised Xf (B) Value (Bldg)				
								Appraised Ob (B) Value (Bldg)				
								Appraised Land Value (Bldg)				
								Special Land Value				
								Total Appraised Parcel Value				
								Valuation Method				
								Total Appraised Parcel Value				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0117			OSTVIL

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
200904194	09-21-2009	FB	Finish Basemen	20,000	12-17-2009	100	06-30-2010	BTH & FAM/PLAYRM	08-16-2022	BM	22		22	Change of Address
69979	07-08-2003	AD	Addition	162,240	03-04-2004	100	01-01-2004	ADD MBRM, NEW FOYER, B	12-14-2021	SR	01		03	Cycl Insp Comp
									06-02-2020	WD			FR	Field Review
									11-15-2017	MD	22		22	Change of Address
									05-28-2015	RB	03		16	In Office Review
									04-01-2015	JR	03		03	Cycl Insp Comp
									06-09-2010	TP	03		52	New Construction

LAND LINE VALUATION SECTION													Notes			Location Adjustmen		Adj Unit P		Land Value
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj								
1	1010	Single Fam M-0	RC	3	0.430	AC	176,344.00	2.04234	1.0000	5	1.00	0117	9.700				1.0000	3,493,498	1,502,200	
Total Card Land Units					0.43	AC	Parcel Total Land Area					0.43	Total Land Value					1,502,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
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	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 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	2,016,522	
			Year Built	1985	
			Effective Year Built	1998	
			Depreciation Code	A	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	16	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	84	
			RCNLD	1,693,900	
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000
BFA1	Bsmt Fin-Goo	B	700	32.56	2000		84		0.00	19,100
PAT2	Patio-Good	L	355	9.94	2005		86		0.00	3,000
FOPC	Open Prch-roo	B	55	55.00	2000		84		0.00	2,600
GAR	Attached Gara	B	546	40.00	2000		84		0.00	16,500
UST	Utility Storage-	B	35	17.11	2000		84		0.00	500
BMT	Basement-Unfi	B	2,814	26.01	2000		84		0.00	49,700
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
FPLG	Gas Fireplace-	B	1	2500.00	2000		84		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,814	2,814	2,814	370.55	1,042,722
BMT	Basement Area	0	2,814	0	0.00	0
FHS	Half Story	182	364	182	185.27	67,440
FPC	Open Porch Conc. Floor	0	55	0	0.00	0
FUS	Upper Story	1,470	1,470	1,470	370.55	544,706
GAR	Attached Garage	0	546	0	0.00	0
PTO	Patio	0	355	0	0.00	0
TQS	Three Quarter Story	976	1,502	976	240.78	361,655
UST	Utility Enclosure	0	35	0	0.00	0
Ttl Gross Liv / Lease Area		5,442	9,955	5,442		2,016,523

