

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GELSOMINI, KAREN M							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
PO BOX 611							RESIDENTL	1010	819,100	819,100	
OSTERVILLE MA 02655							RES LAND	1010	993,900	993,900	VISION
SUPPLEMENTAL DATA							Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_962083_2690981					Plan Ref. 371/13 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GELSOMINI, KAREN M	19439	0121	01-13-2005	Q	I	1,065,000	00	Year	Code	Assessed	Year	Code	Assessed	
HOSTETTER, DANIEL C JR & CALLAHAN, RICHARD P & CYNTHIA H	12953	0337	04-19-2000	U	I	450,000	1B	2023	1010	722,900	2022	1010	602,000	
CALLAHAN, RICHARD P & CYNTHIA H	8913	0088	11-15-1993	U	I	1	F		1010	903,500		1010	489,100	
CALLAHAN, RICHARD P & CYNTHIA H	7740	0184	11-15-1991	U	I	1	A					1010	2,600	
CALLAHAN, RICHARD P & CYNTHIA H	4974	0180	03-15-1986	Q	I	300,000	U	Total		1,626,400	Total		1,091,100	
		Total						Total		988,200				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2019	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			OSTVIL

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			759,900
Appraised Xf (B) Value (Bldg)			56,600
Appraised Ob (B) Value (Bldg)			2,600
Appraised Land Value (Bldg)			993,900
Special Land Value			0
Total Appraised Parcel Value			1,813,000
Valuation Method			C
Total Appraised Parcel Value			1,813,000

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
18-1692	06-19-2018	880	Alt-Int work-Res	35,000	06-06-2018	100	06-30-2018	finish off new existing 2nd floor	06-02-2020	WD			FR	Field Review
17-4345	01-18-2018	804	Addn Alt-Res	130,000	06-06-2018	100	06-30-2018	Tear down an existing 27x17 (11-09-2018	LH	03		22	Change of Address
201501490	03-27-2015	AD	Addition	85,000	04-26-2016	100	06-30-2016	REMOVE THE EXISTING FLA	11-09-2018	LH	03		16	In Office Review
65779	12-05-2002	AD	Addition	42,432	06-22-2005	100	01-01-2005	DEN 17X26	07-06-2018	SR	02		02	Bldg Permit Completed
52158	03-16-2001	RE	Remodel	20,000	01-01-2002	100	12-31-2002	NEW SIDING,WINDOWS,KIT,	08-07-2017	TR	22		22	Change of Address
B27467	01-02-1985	DW	Dwelling	75,000	03-15-1986	100	12-31-1986	OS BARNCO	04-26-2016	SR	02		02	Bldg Permit Completed
									02-18-2015	JR	03		03	Cycl Insp Comp

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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0114	6.500		1.0000	2,686,124	993,900
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			993,900	

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	30	Cement Clapbd			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	31	3 Full-1 Half			
Building Value New					863,475
Year Built					1985
Effective Year Built					2003
Depreciation Code					G
Remodel Rating					
Year Remodeled					
Depreciation %					12
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					
Percent Good					88
RCNLD					759,900
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	2005		88		0.00	5,300
PAT2	Patio-Good	L	324	9.94	1999		80		0.00	2,600
BMT	Basement-Unfi	B	1,314	26.01	2005		88		0.00	28,300
FPLG	Gas Fireplace-	B	1	2500.00	2005		88		0.00	2,200
GAR	Attached Gara	B	706	40.00	2005		88		0.00	20,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,952	1,952	1,952	247.06	482,261
BMT	Basement Area	0	1,314	0	0.00	0
FHS	Half Story	405	810	405	123.53	100,059
FUS	Upper Story	810	810	810	247.06	200,119
GAR	Attached Garage	0	706	0	0.00	0
PTO	Patio	0	324	0	0.00	0
TQS	Three Quarter Story	328	504	328	160.79	81,036
Ttl Gross Liv / Lease Area		3,495	6,420	3,495		863,475

