

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
281 WIANNO AVENUE LLC				1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA  <b>VISION</b>
					4 Gas			RESIDNTL	1010	1,218,600	1,218,600	
530 COLLIER BLVD APT 601					2 Public Water			RES LAND	1010	1,259,000	1,259,000	
				MARCO ISLAND FL 34145				SUPPLEMENTAL DATA			Total 2,477,600 2,477,600	
				Alt Prcl ID	Plan Ref.	Land Ct#	15594-B					
				Split Zonin	#SR	Life Estate	PP STATU					
				BID Parcel	Assoc Pid#							
				ResExpt Q								
				#DL 1 LOT 1								
				#DL 2								
				GIS ID F_962415_2690980								

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
281 WIANNO AVENUE LLC							C207270	0	09-01-2015	U	I	1,300,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COOK, ARTHUR F JR ESTATE OF							#D12771	0	09-01-2015	U	I	0	1A	2023	1010	1,023,000	2022	1010	851,800	2021	1010	768,600
COOK, CORNELIA L							C207269	0	09-01-2015	U	I	0	1		1010	1,156,400		1010	973,900		1010	1,043,400
COOK, ARTHUR F JR							C189594	0	09-24-2009	U	I	1	1A								1010	34,300
COOK, ARTHUR F JR & CORNELIA							C134594	0	08-02-1994	Q	I	615,000	U	Total 2,179,400					Total 1,825,700	Total 1,846,300		

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0115			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			1,101,400
Appraised Xf (B) Value (Bldg)			82,900
Appraised Ob (B) Value (Bldg)			34,300
Appraised Land Value (Bldg)			1,259,000
Special Land Value			0
Total Appraised Parcel Value			2,477,600
Valuation Method			C
Total Appraised Parcel Value			2,477,600

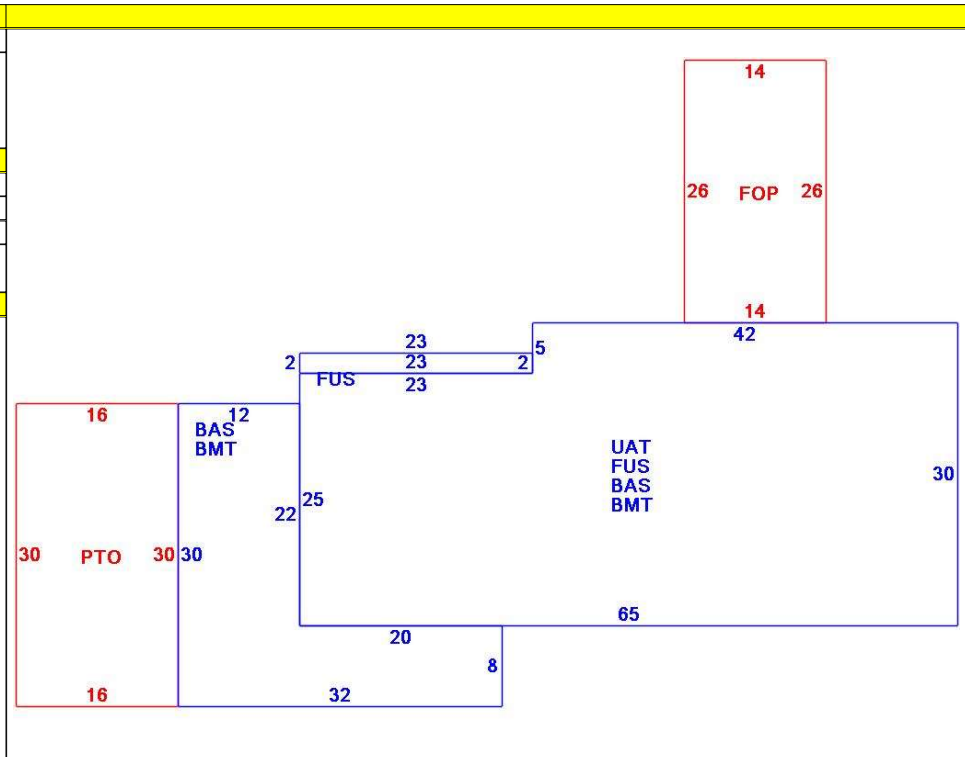
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-746	04-25-2016	804	Addn Alt-Res	150,000	06-06-2018	0		CANCELED-Barn (remodel int	06-02-2020	WD			FR	Field Review
201506244	11-16-2015	NR	New Roof	250,000	07-08-2016	100	06-30-2016	NEW ROOF NEW WINDOWS	08-06-2018	SR	02		02	Bldg Permit Completed
55675	09-06-2001	NR	New Roof	6,000	01-01-2002	100	12-31-2002		09-15-2016	JR	03		20	Sale Review
48787	09-21-2000	RE	Remodel	18,000	01-31-2001	100	12-31-2001		08-03-2016	SR	01		13	CALL BACK
									07-08-2016	SR	01		02	Bldg Permit Completed
									05-27-2016	JR	03		20	Sale Review
									02-25-2013	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	RC	3	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0115	6.400		1.0000	1,128,601	1,128,600	
1	1010	Single Fam M-0	RC	3	1.430 AC	14,250.00	1.00000	1.0000	0	1.00	0115	6.400		1.0000	91,200	130,400	
Total Card Land Units					2.43 AC	Parcel Total Land Area					2.43	Total Land Value					1,259,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2.3				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	07	7 Bedrooms			
Full Baths	3				
Half Baths	2				
Extra Fixtures					
Total Rooms	15	15 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	05	Stone Walls			
Rms Prts					
Bath Split	32	3 Full-2 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Building Value New		1,237,534
Year Built		1903
Effective Year Built		2005
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		89
RCNLD		1,101,400
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
FPL3	Fireplace 2 sto	B	3	7000.00	2005		89		0.00	18,700
FPO	Ext FP Openin	B	1	2000.00	2005		89		0.00	1,800
FGR7	Gar w/Lft Goo	L	768	70.00	1970		51	00	1.00	27,400
FOP	Open Porch-ro	B	364	55.00	2005		89		0.00	12,700
BMT	Basement-Unfi	B	2,355	26.01	2005		89		0.00	45,200
FPL1	Fireplace 1 sto	B	1	5000.00	2005		89		0.00	4,500
PATC	Conc Pavers	L	480	15.46	2015		96		0.00	6,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,355	2,355	2,355	279.73	658,764
BMT	Basement Area	0	2,355	0	0.00	0
FOP	Open Porch	0	364	0	0.00	0
FUS	Upper Story	1,881	1,881	1,881	279.73	526,172
PTO	Patio	0	480	0	0.00	0
UAT	Attic, Unfinished	0	1,835	184	28.05	51,470
Ttl Gross Liv / Lease Area		4,236	9,270	4,420		1,236,406

