

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
ADOMUNES, JUSTIN F & BROEDELE 190 EAST BAY ROAD OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	334,400	334,400		
			2 Public Water			RES LAND	1010	984,900	984,900		
SUPPLEMENTAL DATA						Total				1,319,300	1,319,300
Alt Prcl ID Split Zonin RC;BA BID Parcel ResExpt Q NO APP: #DL 1 UNIT 15 #DL 2 GIS ID F_962434_2691211				Plan Ref. 236/107 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)					
ADOMUNES, JUSTIN F & BROEDELET, L		35739 293	04-19-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
ADOMUNES, JUSTIN F & BROEDELET, L		34197 196	06-11-2021	U	I	880,000	1	2023	1010	282,800	2022	1010	232,400
SPIOTTA, JOSEPH D & COLLEEN M		10598 0026	02-04-1997	U	I	132,000	1A		1010	895,300		1010	725,400
SPIOTTA, ESTHER M		7159 0051	05-14-1990	U	I	1	A					1010	5,600
SPIOTTA, ESTHER M		2673 0264	03-14-1978	U	V	0		Total		1,178,100	Total		957,800
								Total			Total		968,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0115				OSTVIL				
NOTES				Appraised Bldg. Value (Card)				318,800
				Appraised Xf (B) Value (Bldg)				10,000
				Appraised Ob (B) Value (Bldg)				5,600
				Appraised Land Value (Bldg)				984,900
				Special Land Value				0
				Total Appraised Parcel Value				1,319,300
				Valuation Method				C
				Total Appraised Parcel Value				1,319,300

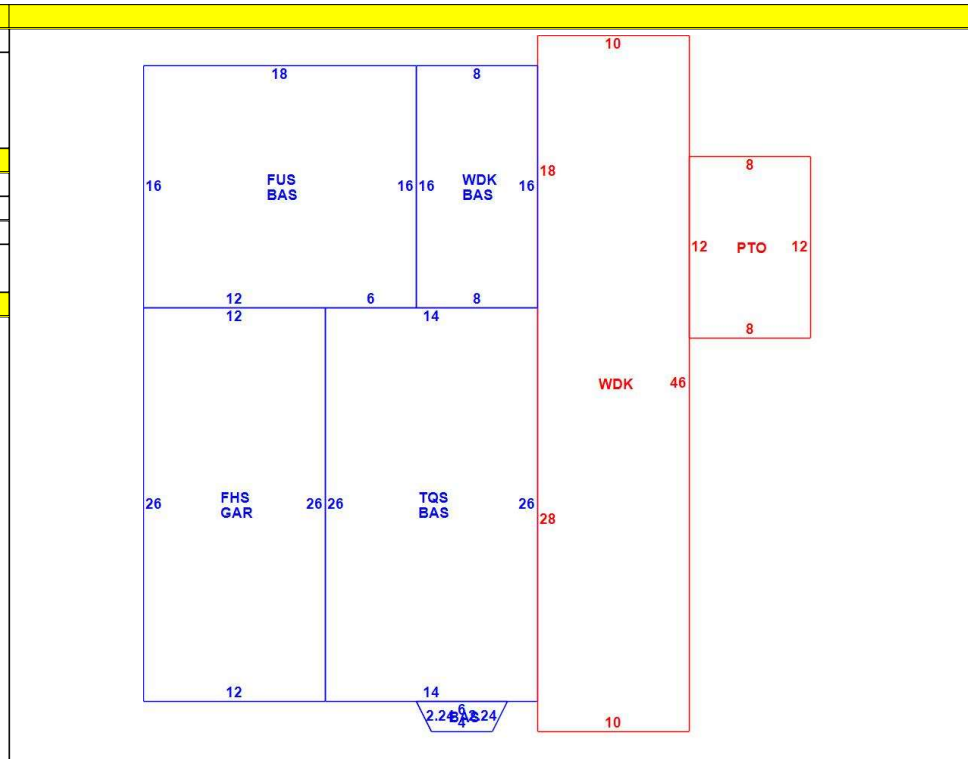
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	08-17-2023	835	Sid/Wind/Roof/	18,500		100		SKYLIGHT REPLACEMENT	06-02-2020	WD			FR	Field Review
EXPR-21-1	10-25-2021	835	Sid/Wind/Roof/	4,183		100		Air sealing, 10 ml. vapor barrie	04-17-2019	SR	01		03	Cycl Insp Comp
201205374	08-31-2012	NR	New Roof	4,000	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD-R	05-27-2016	JR	03		16	In Office Review
59795	03-15-2002	OB	Out Building		12-03-2002	100	01-01-2003	SHED 8X8	02-25-2013	TP	03		15	Abatement Review
19345	11-18-1996	RE	Remodel	5,000		100	01-01-1997		03-31-2011	MA	03		16	In Office Review
B30914	06-01-1987	AD	Addition	75,000	01-15-1989	100		OS REMOD'	03-27-2008	TP	03		15	Abatement Review
									05-07-2007	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	SPLI	3	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0115	6.400	COMM INFLUENCE		1.0000	2,462,150	984,900
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value				984,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.8				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	06	Piers			
Rms Prts					
Bath Split	20	2 Full-0 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		436,740
Year Built		1870
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		318,800
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
WDC	Wood Decking	L	588	20.00	1986		34		0.00	3,700
GAR	Attached Gara	B	312	40.00	1984		73		0.00	10,000
PAT2	Patio-Good	L	96	9.94	2007		88		0.00	1,000
SHED	Shed	L	64	18.00	2007		76		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	790	790	790	296.90	234,551
FHS	Half Story	156	312	156	148.45	46,316
FUS	Upper Story	288	288	288	296.90	85,507
GAR	Attached Garage	0	312	0	0.00	0
PTO	Patio	0	96	0	0.00	0
TQS	Three Quarter Story	237	364	237	193.31	70,365
WDK	Wood Deck	0	588	0	0.00	0
Ttl Gross Liv / Lease Area		1,471	2,750	1,471		436,739

