Property Location 83 OLD MILL ROAD | Map ID 141/ 049/ / / | Bldg Name | State Use 1090
Vision ID 9017 | Account # 77197 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/31/2024 4:40:34 PM

CURRENT OWNER

83 OLD MILL ROAD LLC

41 OCTOBER DRIVE

FRANKLIN MA 02038

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street	2	Public Water	1	Paved		
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_962571_2692368	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1090	812,100	812,100
RES LAND	1090	212,700	212,700
	Total	1,024,800	1,024,800

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
83 OLD MILL ROAD LLC	32621	0273	01-14-2020	U	I	10	1F
WENDELL, JOHN W & MCBRIDE-WENDE	24120	0089	10-27-2009	U	I	1	1F
WENDELL, JOHN W & MCBRIDE-WENDE	9644	0249	04-15-1995	Q	I	106,000	U
MACDONALD, YVONNE	3553	0111	09-15-1982	Q	I	64,000	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1090	692,600	2022	1090	136,000	2021	1090	130,400
	1090	193,400		1090	133,000		1090	135,000
							1090	6,400
	Total	886,000		Total	269,000		Total	271,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0107				OSTVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	733,500
Appraised Xf (B) Value (Bldg)	64,500
Appraised Ob (B) Value (Bldg)	14,100
Appraised Land Value (Bldg)	212,700
Special Land Value	0
Total Appraised Parcel Value	1,024,800
Valuation Method	C
Total Appraised Parcel Value	1,024,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
SM-21-146	12-28-2021	834	Sheet Metal	24,000	06-30-2022	100	06-30-2022	Install 2 96% efficient gas furn
BLDR-21-12	09-28-2021	824	New Cons1-2fa	650,000	06-30-2022	100	06-30-2022	Build new 3 bedroom, 2.5 bath
BLDR-21-10	09-09-2021	810	Demolition	27,000	06-30-2022	100	06-30-2022	Demo existing house including
201307868	10-29-2013	NW	New Windows	4,000	12-10-2013	100	06-30-2014	REPLC 12 WINDS
201303772	06-21-2013	RE	Remodel	20,000	12-10-2013	100	06-30-2014	RESTORE TO 1 FAM
201300988	02-19-2013	RE	Remodel	7,500	12-10-2013	100	06-30-2014	REMOV PORCH REPLC W D
201203247	06-04-2012	SH	Shed		04-09-2014	100	06-30-2014	10X16 SHED

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-19-2022	SR	02		02	Bldg Permit Completed
06-01-2020	WD			FR	Field Review
12-05-2017	KM	02		03	Cycl Insp Comp
02-28-2017	KM	02		03	Cycl Insp Comp
06-05-2014	MW	02		02	Bldg Permit Completed
12-19-2013	MW	02		02	Bldg Permit Completed
05-15-2007	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	1090	Multi Hses M-01	RC	3	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0107	1.400		1.0000	625,562.7	212,700

Total Card Land Units 0.34 AC | Parcel Total Land Area 0.34 | Total Land Value 212,700

Property Location 83 OLD MILL ROAD | Map ID 141/ 049/ / / | Bldg Name | State Use 1090
Vision ID 9017 | Account # 77197 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/31/2024 4:40:34 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	63	Gambrel
Model	01	Residential
Grade:	B-	Custom Minus
Stories	2	2 Stories
Exterior Wall 1	30	Cement Siding
Exterior Wall 2		
Roof Structure	07	Gambrel
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	04	Hot Air
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	1	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105	2	
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	21	2 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

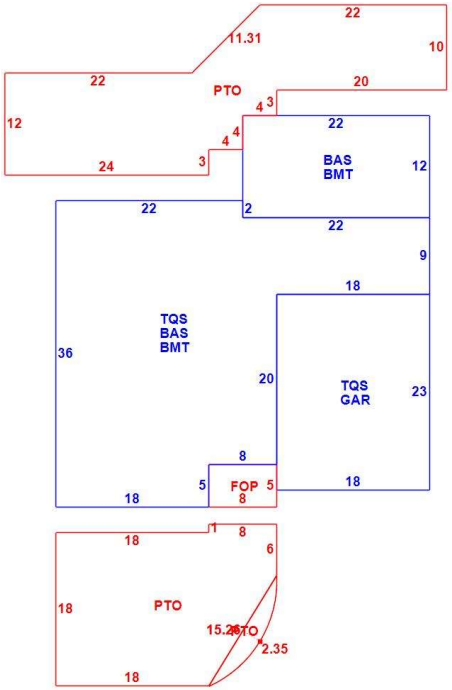
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	662,269
Year Built	2022
Effective Year Built	2019
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	100
RCNLD	662,300
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
SHD2	Shed w/Elec	L	160	26.00	2013		88		0.00	3,700
SHED	Shed	L	64	18.00	2017		96		0.00	1,100
BMT	Basement-Unfi	B	1,314	26.01	2022		100		0.00	32,100
GAR	Attached Gara	B	414	40.00	2022		100		0.00	16,400
FPLG	Gas Fireplace-	B	1	2500.00	2022		100		0.00	2,500
PAT2	Patio-Good	L	1,040	9.94	2020		100		0.00	9,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,314	1,314	1,314	292.26	384,034
BMT	Basement Area	0	1,314	0	0.00	0
FOP	Open Porch	0	40	0	0.00	0
GAR	Attached Garage	0	414	0	0.00	0
PTO	Patio	0	1,040	0	0.00	0
TQS	Three Quarter Story	952	1,464	952	190.05	278,235
	Ttl Gross Liv / Lease Area	2,266	5,586	2,266		662,269

Property Location 83 OLD MILL ROAD | Map ID 141/ 049/ / / | Bldg Name | State Use 1090
Vision ID 9017 | Account # 77197 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/31/2024 4:40:35 PM

CURRENT OWNER

83 OLD MILL ROAD LLC

41 OCTOBER DRIVE

FRANKLIN MA 02038

TOPO / UTILITIES / STRT / ROAD / LOCATION

	TOPO		UTILITIES		STRT / ROAD		LOCATION
2	Above Street	2	Public Water	1	Paved		
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_962571_2692368	Assoc Pid#

CURRENT ASSESSMENT

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RES LAND	1090	212,700	212,700
	Total	1,024,800	1,024,800

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FY2024
BARNSTABLE, MA

VISION

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WENDELL, JOHN W & MCBRIDE-WENDE	9644	0249	04-15-1995	Q	I	106,000	U
MACDONALD, YVONNE	3553	0111	09-15-1982	Q	I	64,000	U

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	1090	193,400		1090	133,000		1090	135,000
							1090	6,400
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EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0107				OSTVIL

NOTES

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Total Appraised Parcel Value	1,024,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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
2	1090	Multi Hses M-01	RC	3	0	SF	0.00	1.00000	1.0000	5	1.00	0107	1.400			0.0000	0	0

Total Card Land Units 0.00 SF | Parcel Total Land Area 0.34 | Total Land Value 0

Property Location 83 OLD MILL ROAD | Map ID 141/ 049/ / / | Bldg Name | State Use 1090
Vision ID 9017 | Account # 77197 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/31/2024 4:40:35 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	36	Cottage
Model	01	Residential
Grade:	C	Average
Stories	1	1 Story
Exterior Wall 1	30	Cement Siding
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	07	Mixed
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	01	1 Bedroom
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	3	3 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

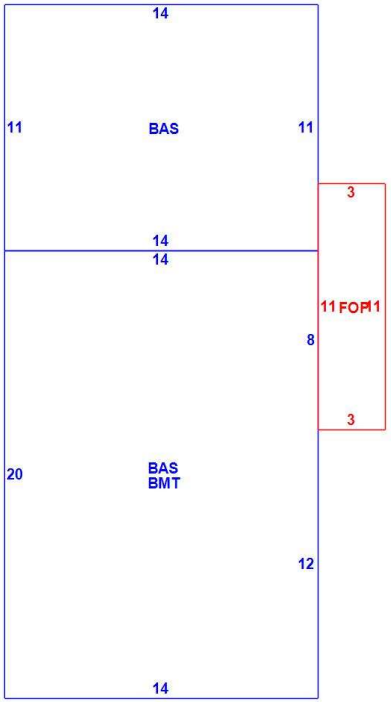
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	101,747
Year Built	1948
Effective Year Built	1980
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	71,200
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
BFA	Bsmt Fin-Avg	B	280	17.36	1982		70		0.00	3,400
FOP	Open Porch-ro	B	33	55.00	1982		70		0.00	1,800
BMT	Basement-Unfi	B	280	26.01	1982		70		0.00	8,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	434	434	434	234.44	101,747
BMT	Basement Area	0	280	0	0.00	0
FOP	Open Porch	0	33	0	0.00	0
	Ttl Gross Liv / Lease Area	434	747	434		101,747