

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
PRATT, ROBERT K & MONICA H TRS PRATT REALTY TRUST 516 MAIN STREET OSTERVILLE MA 02655		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	567,600	567,600
				6	Septic					RES LAND	1010	980,100	980,100
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1 #DL 2 GIS ID F_963752_2692219					Plan Ref. Land Ct# 18364-B #SR Life Estate PP STATU Assoc Pid#					Total		1,547,700	1,547,700

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PRATT, ROBERT K & MONICA H TRS		C205050	0	11-24-2014	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
PRATT, ROBERT K & MONICA H		C130133	0	05-15-1993	Q	V	265,000	U	2023	1010	504,900	2022	1010	426,100
HANSBERRY, CATHERINE		#D53355	0	08-26-1991	U	I	0	A		1010	810,900		1010	530,700
HANSBERRY, MARGARET & CATHERINE		C6543	0	07-12-1943	U		0						1010	50,100
Total									1,315,800	Total	956,800	Total	847,800	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2011	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			OSTVIL

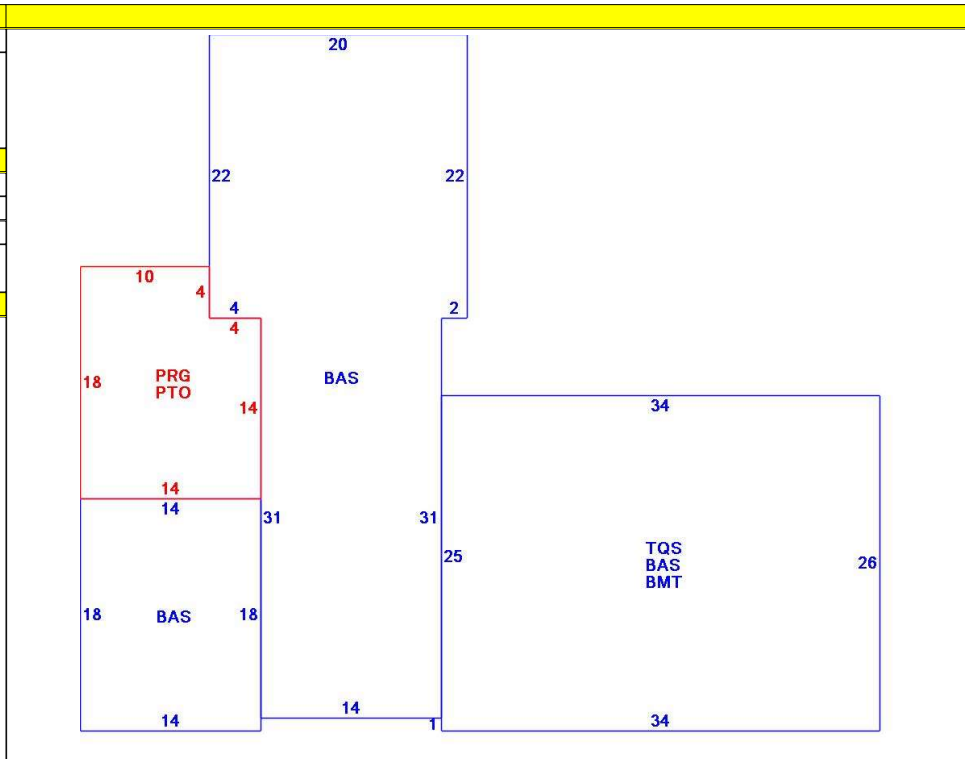
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	495,300
Appraised Xf (B) Value (Bldg)	22,200
Appraised Ob (B) Value (Bldg)	50,100
Appraised Land Value (Bldg)	980,100
Special Land Value	0
Total Appraised Parcel Value	1,547,700
Valuation Method	C
Total Appraised Parcel Value	1,547,700

NOTES									

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-21-11	01-22-2021	835	Sid/Wind/Roof/	39,677		100		replacement of (3) OXXO slide	06-03-2020	WD			FR	Field Review
EXPR-21-4	01-08-2021	835	Sid/Wind/Roof/	18,950		100		Replacing cedar sidewall only	08-21-2018	SR	01		02	Bldg Permit Completed
17-3032	09-08-2017	835	Sid/Wind/Roof/	4,243	06-05-2018	100	06-30-2018	Remove (1) door on first floor	02-26-2015	AL	03		16	In Office Review
201200059	01-05-2012	GN	Generator		11-25-2014	100	06-30-2015	GENERATOR	02-20-2015	JR	03		03	Cycl Insp Comp
49807	11-06-2000	DW	Dwelling	134,528	05-27-2001	100	01-01-2001		11-25-2014	RB	03		16	In Office Review
B36766	06-01-1994	SP	Swimming Pool	14,500	01-15-1995	100	06-30-1995	OS POOL	01-19-2012	RB	03		16	In Office Review
B36099	08-01-1993	AD	Addition	100,000	01-15-1994	100	06-30-1994	OS ADD'N	05-08-2007	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	RC	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0112	5.500		1.0000	969,892
1	1010	Single Fam M-0	RC	3	0.130	AC	14,250.00	1.00000	1.0000	0	1.00	0112	5.500		1.0000	78,375
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value			980,100

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	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			B S		
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New	678,516	
			Year Built	1937	
			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	495,300	
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1984		73		0.00	4,400
SPL3	Pool Gunite	L	800	75.00	1994		50	00	1.00	30,000
SHD2	Shed w/Elec	L	216	26.00	1998		58		0.00	3,300
PAT1	Patio- Average	L	236	5.89	2006		87		0.00	1,300
BMT	Basement-Unfi	B	884	26.01	1984		73		0.00	17,800
PRG1	Pergola-Avg	L	236	18.00	2006		74	C+	1.10	3,500
FNP3	FENCE VINYL	L	234	27.05	1994		50	C+	1.10	3,500
FNG1	Gate 4'x3'w	L	1	301.53	1994		50	C+	1.10	200
GEN	Emergency Ge	L	1	5550.00	2012		86		0.00	4,800
SPH3	Pool Heater 80	L	1	4116.00	1994		50		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,010	2,010	2,010	262.48	527,589
BMT	Basement Area	0	884	0	0.00	0
PRG	Pergola	0	236	0	0.00	0
PTO	Patio	0	236	0	0.00	0
TQS	Three Quarter Story	575	884	575	170.73	150,927
Ttl Gross Liv / Lease Area		2,585	4,250	2,585		678,516



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	6		6	Septic			RES LAND	1010	980,100	980,100	
SUPPLEMENTAL DATA											VISION
Alt Prcl ID			Plan Ref.								
Split Zonin			Land Ct# 18364-B								
ResExpt Q YES:			Life Estate								
#DL 1 LOT 1			PP STATU								
#DL 2			Assoc Pid#								
GIS ID F_963752_2692219			Total 1,547,700 1,547,700								

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	1010	810,900		1010	530,700		1010	482,400			
								50,100			
Total		1,315,800	Total	956,800	Total	847,800					

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Total											

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Interior Wall 2	05	Drywall			Factor%					
Interior Floor 1	14	Carpet	Condo Flr							
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Heat Type	05	Hot Water	Building Value New							
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Extra Fixtures			Year Remodeled							
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Kitchen Style			External Obsol							
Occupancy			Trend Factor							
Usrflid 105			Condition							
Accessory Apt			Condition %							
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	80	18.00	2017		96		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				

Ttl Gross Liv / Lease Area										
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