

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
PERRY, PHILLIP G & JOAN E  18 HINCKLEY CIR  OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	360,800	360,800	
			2 Public Water			RES LAND	1010	369,800	369,800	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_962332_2692433				Plan Ref. 218/17 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		730,600	730,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PERRY, PHILLIP G & JOAN E		1432 1115	04-09-1969	U	V	0		Year	Code	Assessed	Year	Code	Assessed
								2023	1010	324,600	2022	1010	273,400
									1010	343,900		1010	237,700
											2021	1010	234,700
												1010	260,400
												1010	2,300
								Total		668,500	Total		511,100
								Total			Total		497,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
2024	5C	RESIDENTIAL EXEMPTION															
			Total				0.00										
<b>ASSESSING NEIGHBORHOOD</b>												<b>APPRAISED VALUE SUMMARY</b>					
Nbhd		Nbhd Name		B		Tracing		Batch									
0109								OSTVIL									
<b>NOTES</b>												Appraised Bldg. Value (Card) 317,900					
												Appraised Xf (B) Value (Bldg) 40,600					
												Appraised Ob (B) Value (Bldg) 2,300					
												Appraised Land Value (Bldg) 369,800					
												Special Land Value 0					
												Total Appraised Parcel Value 730,600					
												Valuation Method C					
												Total Appraised Parcel Value 730,600					

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	
EXPR-21-1	07-29-2021	835	Sid/Wind/Roof/	4,800		100		Weatherization	07-19-2023	EG	03		16	In Office Review	
201505109	08-11-2015	NS	New Siding	4,500	06-30-2016	100	06-30-2016	RESIDE	01-22-2021	JD	03		16	In Office Review	
									07-17-2020	LH	03		16	In Office Review	
									06-01-2020	WD				FR	Field Review
									08-17-2017	MS	02		03	Cycl Insp Comp	
									04-23-2014	JR	03		16	In Office Review	
									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	1010	Single Fam M-0	RC	3	0.660 AC	176,344.00	1.44436	1.0000	5	1.00	0109	2.200			1.0000	560,350.6
Total Card Land Units					0.66	AC	Parcel Total Land Area					0.66	Total Land Value			369,800

CONSTRUCTION DETAIL										CONSTRUCTION DETAIL (CONTINUED)												
Element		Cd	Description							Element		Cd	Description									
Style		04	Cape Cod																			
Model		01	Residential																			
Grade:		C	Average																			
Stories		1.75	1 3/4 Stories																			
Exterior Wall 1		14	Wood Shingle							<b>CONDO DATA</b>												
Exterior Wall 2										Parcel Id			C	Owne		0.0						
Roof Structure		03	Gable/Hip										B	S								
Roof Cover		03	Asph/F Gls/Cmp							Adjust Type		Code	Description		Factor%							
Interior Wall 1		05	Drywall							Condo Flr												
Interior Wall 2										Condo Unit												
Interior Floor 1		12	Hardwood							<b>COST / MARKET VALUATION</b>												
Interior Floor 2										Building Value New				412,803								
Heat Fuel		03	Gas							Year Built		1969										
Heat Type		05	Hot Water							Effective Year Built		1990										
AC Type		01	None							Depreciation Code		A										
Bedrooms		04	4 Bedrooms							Remodel Rating												
Full Baths		2								Year Remodeled												
Half Baths		0								Depreciation %		23										
Extra Fixtures										Functional Obsol		0										
Total Rooms		7	7 Rooms							External Obsol		0										
Bath Style										Trend Factor		1										
Kitchen Style										Condition												
Occupancy										Condition %												
Usrflid 105										Percent Good		77										
Accessory Apt										RCNLD		317,900										
Foundation Alt		01	Poured Conc.							Dep % Ovr												
Rms Prts										Dep Ovr Comment												
Bath Split		20	2 Full-0 Half							Misc Imp Ovr												
										Misc Imp Ovr Comment												
										Cost to Cure Ovr												
										Cost to Cure Ovr Comment												
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>																						
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Apr. Value												
FPL2	Fireplace 1.5 s	B	1	6000.00	1992		77		0.00	4,600												
PAT2	Patio-Good	L	160	9.94	1995		76		0.00	1,400												
FOPC	Open Prch-roo	B	60	55.00	1992		77		0.00	2,500												
FEP	Enclosed porc	B	240	70.00	1992		77		0.00	10,900												
BMT	Basement-Unfi	B	1,168	26.01	1992		77		0.00	22,600												
SHED	Shed	L	48	18.00	2019		100		0.00	900												
<b>BUILDING SUB-AREA SUMMARY SECTION</b>																						
Code	Description	Living Area		Floor Area		Eff Area		Unit Cost		Undeprec Value												
BAS	First Floor	1,182		1,182		1,182		245.57		290,264												
BMT	Basement Area	0		1,168		0		0.00		0												
FEP	Enclosed Porch	0		240		0		0.00		0												
FPC	Open Porch Conc. Floor	0		60		0		0.00		0												
PTO	Patio	0		160		0		0.00		0												
TQS	Three Quarter Story	499		768		499		159.56		122,539												
Ttl Gross Liv / Lease Area		1,681		3,578		1,681				412,803												

