

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WIANNO AVENUE LLC								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
PO BOX 865								COMMERC.	3400	222,100	222,100	
OSTERVILLE MA 02655								COM LAND	3400	323,200	323,200	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 326/33						
Split Zonin						Land Ct#						
ResExpt Q						#SR						
#DL 1 UNNUM LOT						Life Estate						
#DL 2						PP STATU						
GIS ID F_961479_2691049						Assoc Pid#						
									Total	545,300	545,300	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
WIANNO AVENUE LLC							33342	0121	10-08-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KASCHULUK, JEFFREY							33032	0191	06-30-2020	Q	I	600,000	00	2023	3400	224,400	2022	3400	206,400	2021	3400	204,700	
CROCKER, GAILA TR							BA19P17	0	10-18-2019	U	I	0	1F		3400	323,200		3400	269,400		3400	269,400	
CROCKER, JAMES H JR TR							30202	0158	12-30-2016	U	I	170,000	1A								3400	4,000	
MORTIMER, CATHLEEN C							30202	0156	12-30-2016	U	I	170,000	1A										
									Total		547,600		Total		475,800		Total		478,100				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

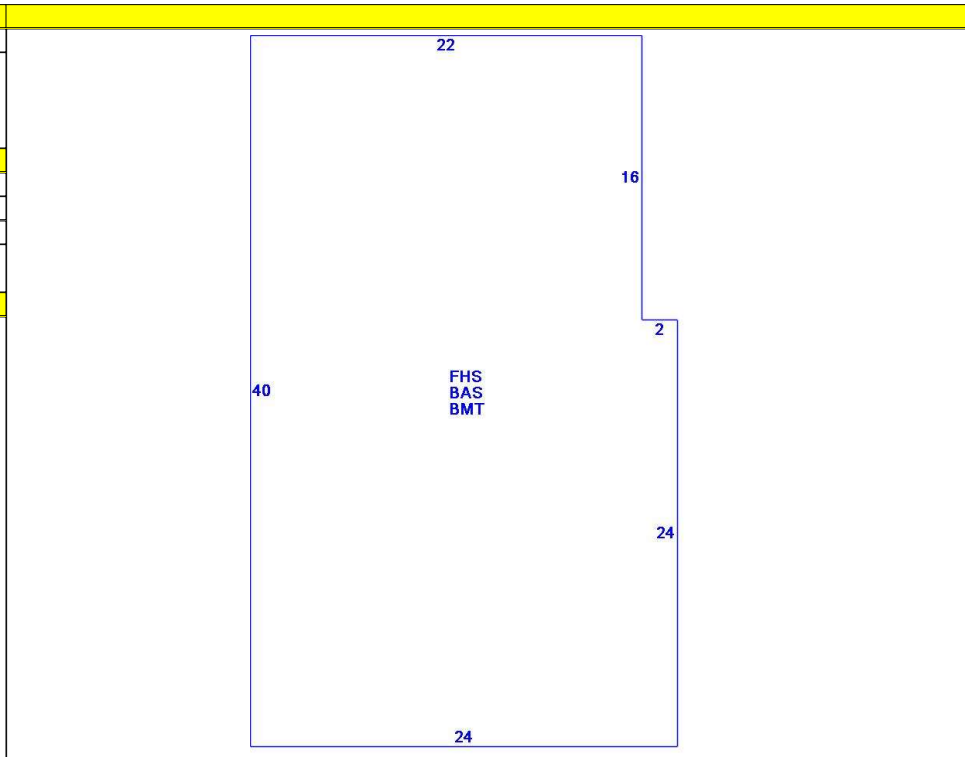
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
CI15			OSTVIL								

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	185,200				
												Appraised Xf (B) Value (Bldg)	32,900				
												Appraised Ob (B) Value (Bldg)	4,000				
												Appraised Land Value (Bldg)	323,200				
												Special Land Value	0				
												Total Appraised Parcel Value	545,300				
												Valuation Method	C				
												Total Appraised Parcel Value	545,300				

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	
18-2711	08-21-2018	835	Sid/Wind/Roof/	3,600		100		reroof (stripping old shingles) REPLACEMENT WINDOWS.	04-30-2020	GM	04		FR	Field Review	
16-3209	11-07-2016	835	Sid/Wind/Roof/	4,000		100			09-13-2017	SR	02		03	Cycl Insp Comp	
38080	04-29-1999	NR	New Roof	2,500	01-01-2000	100			09-16-2016	AL	03		16	In Office Review	
									09-16-2016	AL	03		16	In Office Review	
									11-17-2014	JR	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	340R	OFFICE BLD M-	BA	3	0.200	AC	330,000.00	2.72095	1.0000	C	1.00	CI15	1.800		1.0000	1,616,241	323,200	
					Total Card Land Units	0.20	AC	Parcel Total Land Area					0.20				Total Land Value	323,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy	1				
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			190,971		
Year Built			1979		
Effective Year Built			2015		
Depreciation Code			E		
Remodel Rating					
Year Remodeled					
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
RCNLD			185,200		
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
BMT	Basement-Unfi	B	928	26.01	2007		97		0.00	24,500
BFA	Bsmt Fin-Avg	B	500	17.36	2007		97		0.00	8,400
PAV1	PAVING-ASP	L	1,300	3.00	2017		96		0.00	3,700
SGN2	DOUBLE SID	L	6	39.53	2017		96		0.00	200
SGNP	SIGN POST 6"	L	12	10.66	2017		96		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	928	928	928	137.19	127,314	
BMT	Basement Area	0	928	0	0.00	0	
FHS	Half Story	464	928	464	68.60	63,657	
Ttl Gross Liv / Lease Area		1,392	2,784	1,392		190,971	

