

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MIORANDI, RALPH E & DONNA Z  164 TOWER HILL ROAD  OSTERVILLE MA 02655		2   Above Street	6   Septic	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDNTL	1010	357,800	357,800
			2   Public Water			RES LAND	1010	331,300	331,300
<b>SUPPLEMENTAL DATA</b>						Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_961620_2692965			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#			689,100	689,100

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MIORANDI, RALPH E & DONNA Z		32638 0126	01-22-2020	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
MIORANDI, RALPH E & DONNA Z		32638 0124	01-22-2020	U	I	10	1F	2023	1010	322,100	2022	1010	271,200
MIORANDI, RALPH E & DONNA Z		6548 0165	12-15-1988	Q	I	130,000	U		1010	308,100	2021	1010	213,000
BOHNEN, ELEANOR R		1381 0979	10-24-1967	U		0						1010	2,800
Total								630,200	Total	484,200	Total	468,300	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109			OSTVIL				
<b>NOTES</b>				Appraised Bldg. Value (Card) 315,900 Appraised Xf (B) Value (Bldg) 39,100 Appraised Ob (B) Value (Bldg) 2,800 Appraised Land Value (Bldg) 331,300 Special Land Value 0 Total Appraised Parcel Value 689,100 Valuation Method C Total Appraised Parcel Value 689,100			

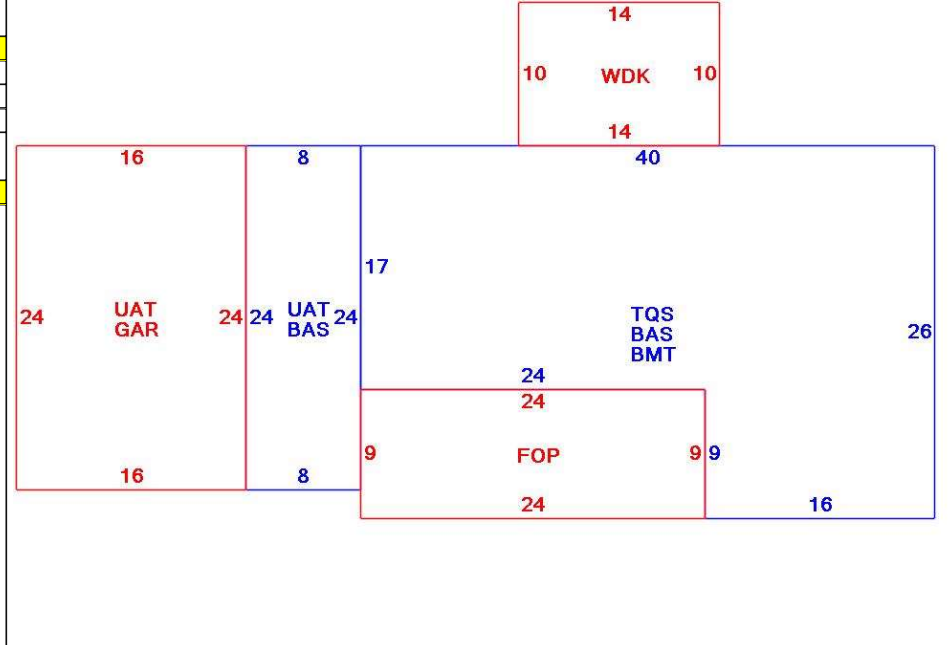
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-1894	06-10-2019	822	Insulation	5,000		100		Add R-30 fiberglass, R-19 fiber	01-11-2023	JO			16	In Office Review
B37718	05-01-1995	AD	Addition	40,000	01-15-1996	100	12-31-1996	OS REMOD'	06-01-2020	WD			FR	Field Review
B34493	07-01-1991	WD	Wood Deck	2,100	01-15-1992	100	12-31-1992	OS DECK	08-18-2017	MS	02		03	Cycl Insp Comp
									03-26-2014	JR	03		16	In Office Review
									05-23-2007	PT	02		14	Cyclical Inspection
									05-01-1999	DD	01		00	Meas/Listed-Interior Acces
									07-02-1997	LK	02		01	Meas/Est

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	0.300 AC	176,344.00	2.84692	1.0000	5	1.00	0109	2.200		1.0000	1,104,477	331,300	
Total Card Land Units					0.30 AC	Parcel Total Land Area					0.30	Total Land Value					331,300

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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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	438,694
Year Built	1955
Effective Year Built	1983
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	315,900
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	1985		72		0.00	4,300
WDC	Wood Decking	L	140	20.00	1992		46		0.00	1,800
FOP	Open Porch-ro	B	216	55.00	1985		72		0.00	6,800
GAR	Attached Gara	B	384	40.00	1985		72		0.00	11,300
BMT	Basement-Unfi	B	824	26.01	1985		72		0.00	16,700
SHED	Shed	L	120	18.00	1992		46		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,016	1,016	1,016	272.48	276,841
BMT	Basement Area	0	824	0	0.00	0
FOP	Open Porch	0	216	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
TQS	Three Quarter Story	536	824	536	177.24	146,050
UAT	Attic, Unfinished	0	576	58	27.44	15,804
WDK	Wood Deck	0	140	0	0.00	0
Ttl Gross Liv / Lease Area		1,552	3,980	1,610		438,695

