

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								
WELBY, PHYLLIS M 94 ROBBINS STREET OSTERVILLE MA 02655			2	Above Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed	
					4	Gas					RESIDENTL	1010	541,400	541,400	
					2	Public Water					RES LAND	1010	339,300	339,300	
SUPPLEMENTAL DATA															
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 37 #DL 2 GIS ID F_963292_2692762				Plan Ref. Land Ct# 18366-E (SH 1) #SR Life Estate PP STATU Assoc Pid#								
											Total	880,700	880,700		

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WELBY, PHYLLIS M			C219199	0	04-24-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
WELBY, PHYLLIS M			D136851	0	11-13-2018	U	I	0	1F	2023	1010	481,900	2022	1010	411,600	
WELBY, ROBERT M & PHYLLIS M			C137384	0	06-05-1995	Q	I	78,500	U		1010	315,400		1010	218,100	
LINEHAN, TIMOTHY F & MARY P			C19713	0	10-02-1956	U		0						1010	9,000	
											Total	797,300	Total	629,700	Total	596,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
0109		Tracing
		Batch
		OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	470,000
Appraised Xf (B) Value (Bldg)	62,400
Appraised Ob (B) Value (Bldg)	9,000
Appraised Land Value (Bldg)	339,300
Special Land Value	0
Total Appraised Parcel Value	880,700
Valuation Method	C
Total Appraised Parcel Value	880,700

NOTES									

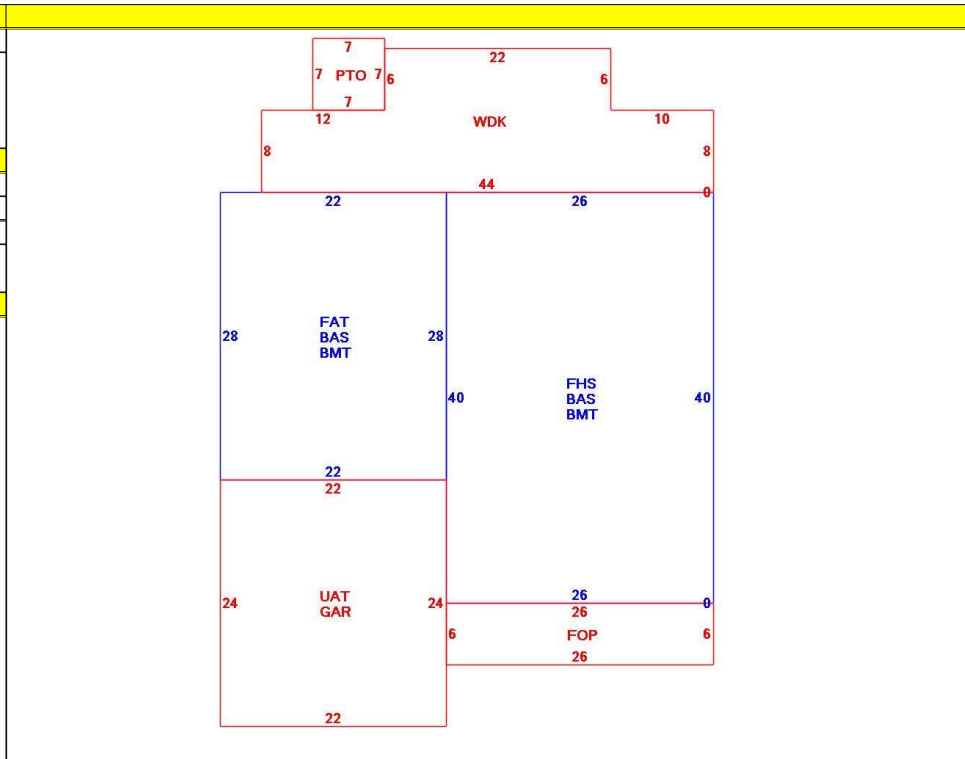
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-11	09-01-2023	839	Solar Panel-Re	18,000		0		Installation of a safe and code-		08-03-2023	JO	03		16	In Office Review
EXPR-23-1	08-09-2023	835	Sid/Wind/Roof/	4,466		100		Insulation and Air Sealing.		06-02-2020	WD			FR	Field Review
EXPR-22-6	05-11-2022	835	Sid/Wind/Roof/	35,000		100		Replacing 3 patio doors with 2		05-02-2019	RB	03		16	In Office Review
18-1413	06-01-2018	880	Expired	70,000	05-02-2019	0		INACTIVE - Finish basement		06-06-2018	SR	01		02	Bldg Permit Completed
17-3136	09-20-2017	833	Shd-Res-under	0	06-06-2018	100	06-30-2018	10X14 SHED		07-28-2017	MS	02		14	Cyclical Inspection
201502141	04-21-2015	NR	New Roof	11,000	06-30-2015	100	06-30-2016	STRIP AND REROOF		07-28-2014	JR	03		16	In Office Review
12852	01-23-1996	DW	Dwelling	145,000	07-22-1998	100	01-01-1998			03-27-2008	TP	03		15	Abatement 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	1010	Single Fam M-0	RC	3	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0109	2.200		1.0000	827,476.5	339,300
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			339,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.4				
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					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA				
Parcel Id	C	B	S	Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		534,085
Year Built		1996
Effective Year Built		2004
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		470,000
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	2006		88		0.00	5,300
WDC	Wood Decking	L	484	20.00	2003		88		0.00	6,200
FOP	Open Porch-ro	B	156	55.00	2006		88		0.00	6,600
GAR	Attached Gara	B	528	40.00	2006		88		0.00	16,900
BMT	Basement-Unfi	B	1,656	26.01	2006		88		0.00	33,600
PAT1	Patio- Average	L	49	5.89	2017		98		0.00	400
SHED	Shed	L	140	18.00	2017		96		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,656	1,656	1,656	230.11	381,062
BMT	Basement Area	0	1,656	0	0.00	0
FAT	Attic, Finished	92	616	92	34.37	21,170
FHS	Half Story	520	1,040	520	115.06	119,657
FOP	Open Porch	0	156	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
PTO	Patio	0	49	0	0.00	0
UAT	Attic, Unfinished	0	528	53	23.10	12,196
WDK	Wood Deck	0	484	0	0.00	0
Ttl Gross Liv / Lease Area		2,268	6,713	2,321		534,085

