

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|----------------|----------------|------------------|----------|--------------------|------|----------|----------|
| OPDYKE, CAROLYN B & HESLAM, WI 174 ROBBINS ST OSTERVILLE MA 02655 | | 1 Level | 6 Septic | 1 Paved | | Description | Code | Assessed | Assessed |
| | | | 4 Gas | | | RESIDNTL | 1010 | 548,500 | 548,500 |
| | | | 2 Public Water | | | RES LAND | 1010 | 329,200 | 329,200 |
| SUPPLEMENTAL DATA | | | | | | Total | | | |
| Alt Prcl ID | | Split Zonin | | Plan Ref. | | | | | |
| BID Parcel | | ResExpt Q YES: | | Land Ct# 18366-J | | | | | |
| #DL 1 LOT 67 | | #DL 2 | | Life Estate | | | | | |
| GIS ID F_963334_2693494 | | Assoc Pid# | | PP STATU | | | | | |

801
 FY2024
 BARNSTABLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|-----------------------------------|---------|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|
| OPDYKE, CAROLYN B & HESLAM, WILLI | C229143 | 0 | 02-14-2022 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed |
| OPDYKE, CAROLYN B | C185078 | 0 | 01-24-2008 | U | I | 1 | 1A | 2023 | 1010 | 493,500 | 2022 | 1010 | 415,500 |
| OPDYKE, WILLIAM H & CAROLYN B | C175960 | 0 | 02-24-2005 | U | I | 1 | 1A | | 1010 | 306,100 | | 1010 | 211,600 |
| STUART, BENJAMIN F JR TR | C130947 | 0 | 07-15-1993 | U | I | 100 | F | | | | | 1010 | 3,600 |
| STUART, BENJAMIN F JR | #D51541 | 0 | 10-11-1990 | U | I | 1 | A | Total | | 799,600 | Total | | 627,100 |
| | | | | | | | | Total | | | Total | | 592,000 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|-----------------------|--------|-------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| 2019 | 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 |
| 0109 | | | OSTVIL |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 483,500 |
| Appraised Xf (B) Value (Bldg) | 61,400 |
| Appraised Ob (B) Value (Bldg) | 3,600 |
| Appraised Land Value (Bldg) | 329,200 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 877,700 |
| Valuation Method | C |
| Total Appraised Parcel Value | 877,700 |

| 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-22-1 | 02-08-2022 | 835 | Sid/Wind/Roof/ | 3,800 | | 100 | | Weatherization | 08-17-2022 | BM | 03 | | 16 | In Office Review |
| EXPR-21-8 | 05-24-2021 | 835 | Sid/Wind/Roof/ | 5,534 | | 100 | | Roof Replacement on screene | 06-01-2020 | WD | | | FR | Field Review |
| 91312 | 04-06-2006 | RE | Remodel | 15,000 | 02-06-2007 | 100 | 06-30-2007 | REPL PORCH; ADD DECK | 02-27-2019 | JD | 03 | | 16 | In Office Review |
| 59426 | 03-04-2002 | NS | New Siding | 4,000 | 11-18-2002 | 100 | 01-01-2003 | | 07-28-2017 | MS | 02 | | 14 | Cyclical Inspection |
| B16307 | 06-01-1973 | DW | Dwelling | 0 | 01-15-1974 | 100 | | OS 1.5 ST | 08-27-2014 | JR | 03 | | 16 | In Office Review |
| | | | | | | | | | 06-18-2007 | JG | 03 | | 52 | New Construction |
| | | | | | | | | | 05-29-2007 | 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 | 0.270 | AC | 176,344.00 | 3.14262 | 1.0000 | 5 | 1.00 | 0109 | 2.200 | | 1.0000 | 1,219,207 | 329,200 |

Total Card Land Units 0.27 AC Parcel Total Land Area 0.27

Total Land Value 329,200

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------|-----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | C+ | Average Plus | | | |
| Stories | 1.5 | 1 1/2 Stories | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | 06 | Vertical Sidin | | | |
| Roof Structure | 03 | Gable/Hip | | | |
| Roof Cover | 03 | Asph/F Gls/Cmp | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | 14 | Carpet | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 7 | 7 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 21 | 2 Full-1 Half | | | |
| Building Value New | | 612,010 | | | |
| Year Built | | 1973 | | | |
| Effective Year Built | | 1992 | | | |
| Depreciation Code | | A | | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | 21 | | | |
| Functional Obsol | | 0 | | | |
| External Obsol | | 0 | | | |
| Trend Factor | | 1 | | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | 79 | | | |
| RCNLD | | 483,500 | | | |
| 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 | 1994 | | 79 | | 0.00 | 4,700 |
| FPO | Ext FP Openin | B | 1 | 2000.00 | 1994 | | 79 | | 0.00 | 1,600 |
| WDC | Wood Decking | L | 110 | 20.00 | 1996 | | 54 | | 0.00 | 2,000 |
| FOP | Open Porch-ro | B | 120 | 55.00 | 1994 | | 79 | | 0.00 | 5,000 |
| GAR | Attached Gara | B | 576 | 40.00 | 1994 | | 79 | | 0.00 | 16,100 |
| BMT | Basement-Unfi | B | 1,588 | 26.01 | 1994 | | 79 | | 0.00 | 29,100 |
| FOPC | Open Prch-roo | B | 156 | 55.00 | 1994 | | 79 | | 0.00 | 4,900 |
| WDC | Wood Deck w/ | L | 80 | 18.00 | 1992 | | 46 | | 0.00 | 1,400 |
| PAT2 | Patio-Good | L | 40 | 9.94 | 1992 | | 46 | | 0.00 | 200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,588 | 1,588 | 1,588 | 269.49 | 427,949 |
| BMT | Basement Area | 0 | 1,588 | 0 | 0.00 | 0 |
| FAT | Attic, Finished | 98 | 652 | 98 | 40.51 | 26,410 |
| FOP | Open Porch | 0 | 120 | 0 | 0.00 | 0 |
| FPC | Open Porch Conc. Floor | 0 | 156 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 576 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 40 | 0 | 0.00 | 0 |
| TQS | Three Quarter Story | 585 | 900 | 585 | 175.17 | 157,651 |
| WDK | Wood Deck | 0 | 190 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 2,271 | 5,810 | 2,271 | | 612,010 |

