

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FREEHAUF, PAUL J & SHIRLEY  42 FALLING LEAF LN  OSTERVILLE MA 02655		1 Sloping	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	478,600	478,600
			6 Septic			RES LAND	1010	258,300	258,300
<b>SUPPLEMENTAL DATA</b>						Total 736,900 736,900			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_961420_2697702				Plan Ref. 388/22 Land Ct# #SR Life Estate PP STATU Assoc Pid#					

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FREEHAUF, PAUL J & SHIRLEY		11780 0239	10-23-1998	U	I	205,000	1	Year	Code	Assessed	Year	Code	Assessed
MCSHANE, GAILE M		11405 0025	05-04-1998	U	V	55,500	1P	2023	1010	411,200	2022	1010	358,200
CASEY, FRANCIS W TR		7653 0233	08-15-1991	U	V	100	B		1010	255,500	2021	1010	163,700
								Total		666,700	Total		521,900
								Total			Total		467,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2011	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			
0108				OSTVIL	Appraised Bldg. Value (Card)	424,100	
					Appraised Xf (B) Value (Bldg)	49,900	
					Appraised Ob (B) Value (Bldg)	4,600	
					Appraised Land Value (Bldg)	258,300	
					Special Land Value	0	
					Total Appraised Parcel Value	736,900	
					Valuation Method	C	
					Total Appraised Parcel Value	736,900	

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
20-543	02-24-2020	835	Sid/Wind/Roof/	12,180		100		New Roof	05-27-2020	LS			FR	Field Review
31521	06-11-1998	DW	Dwelling	150,000	07-08-1999	100	01-01-1999		08-31-2016	KM	01		03	Cycl Insp Comp
									06-08-2007	PT	02		14	Cyclical Inspection
									01-06-2005	JS	01		00	Meas/Listed-Interior Acces
									07-08-1999	RW	01		00	Meas/Listed-Interior Acces

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	0.340 AC	176,344.00	2.53383	1.0000	5	1.00	0108	1.700		1.0000	759,601.7	258,300	
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value					258,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		476,540
			Year Built		1998
			Effective Year Built		2005
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		11
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		89
			RCNLD		424,100
			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
FPLG	Gas Fireplace-	B	1	2500.00	2007		89		0.00	2,200
WDC	Wood Decking	L	336	20.00	2004		70		0.00	4,600
FOPC	Open Prch-roo	B	52	55.00	2007		89		0.00	2,600
GAR	Attached Gara	B	360	40.00	2007		89		0.00	13,400
BMT	Basement-Unfi	B	1,508	26.01	2007		89		0.00	31,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,508	1,508	1,508	316.01	476,540
BMT	Basement Area	0	1,508	0	0.00	0
FPC	Open Porch Conc. Floor	0	52	0	0.00	0
GAR	Attached Garage	0	360	0	0.00	0
WDC	Wood Deck	0	336	0	0.00	0
Ttl Gross Liv / Lease Area		1,508	3,764	1,508		476,540

