

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
GIANNAKOPOLOUS, LAZARO & FRA 140 FALLING LEAF LANE OSTERVILLE MA 02655		1 Sloping	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	621,000	621,000		
			6 Septic			RES LAND	1010	258,800	258,800		
SUPPLEMENTAL DATA						Total				879,800	879,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 12 #DL 2 GIS ID F_962036_2698492				Plan Ref. 388/22 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GIANNAKOPOLOUS, LAZARO & FRANC		34149 141	05-26-2021	Q	I	705,000	00	Year	Code	Assessed	Year	Code	Assessed			
RAFER, GERSON P & MARIS A		13536 0115	02-02-2001	U	I	349,900	1	2023	1010	532,600	2022	1010	463,000			
MCSHANE CONSTRUCTION CO INC		12481 0223	08-17-1999	U	V	55,500	1B		1010	256,100		1010	164,000			
CASEY, FRANCIS W TR		7653 0233	08-23-1991	U	V	100	B					1010	3,600			
Total								788,700		Total		627,000		Total		548,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 555,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 61,600				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			Batch OSTVIL

NOTES			
<p>Appraised Land Value (Bldg) 258,800</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 879,800</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 879,800</p>			

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-21-14	11-23-2021	804	Addn Alt-Res	6,800		100		removing a bearing wall betwe	08-19-2021	BM	03		16	In Office Review	
EXPR-21-1	09-23-2021	835	Sid/Wind/Roof/	16,150		0		Weatherization, Insulation and	08-19-2021	BM	22		22	Change of Address	
EXPR-21-11	07-27-2021	835	Sid/Wind/Roof/	4,100		100			05-27-2020	LS				FR	Field Review
44148	02-15-2000	DW	Dwelling	140,000	01-22-2001	100	01-01-2001		08-30-2016	KM	02			03	Cycl Insp Comp
									10-06-2011	RB	03			16	In Office Review
									06-06-2007	PT	02		14	Cyclical Inspection	
									01-06-2005	JS	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	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0108	1.700		1.0000	739,498.5	258,800
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			258,800

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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					
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	5	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	617,508
Year Built	2000
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	555,800
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	2008		90		0.00	2,300
WDC	Wood Decking	L	224	20.00	2005		72		0.00	3,600
FOPC	Open Prch-roo	B	44	55.00	2008		90		0.00	2,400
GAR	Attached Gara	B	484	40.00	2008		90		0.00	16,300
BMT	Basement-Unfi	B	2,020	26.01	2008		90		0.00	40,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,076	2,076	2,076	297.45	617,508
BMT	Basement Area	0	2,020	0	0.00	0
FPC	Open Porch Conc. Floor	0	44	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		2,076	4,848	2,076		617,508

