

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LEGENDRE, VINCENT G & JANE B  71 FALLING LEAF LANE  OSTERVILLE MA 02655		1 Sloping	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	620,100	620,100
			6 Septic			RES LAND	1010	259,400	259,400
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 19 #DL 2 GIS ID F_961759_2697804				Plan Ref. 388/22 Land Ct# #SR Life Estate PP STATU Assoc Pid#		879,500			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEGENDRE, VINCENT G & JANE B		30509 0176	05-25-2017	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed			
LEGENDRE, VINCENT G & JANE B		11413 0311	05-08-1998	U	V	80,000	1P	2023	1010	532,800	2022	1010	464,200			
MCSHANE CONSTRUCTION CO INC		11405 0034	05-04-1998	U	V	55,500	1		1010	256,600		1010	164,400			
O R E ASSOCIATES INC		7994 0141	04-29-1992	U	V	5,000	N					1010	4,500			
CASEY, FRANCIS W TR		7653 0233	08-23-1991	U	V	100	B									
Total								789,400		Total		628,600		Total		554,500

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

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**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	549,300
Appraised Xf (B) Value (Bldg)	66,300
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	259,400
Special Land Value	0
Total Appraised Parcel Value	879,500
Valuation Method	C
<b>Total Appraised Parcel Value</b>	<b>879,500</b>

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			OSTVIL

NOTES											

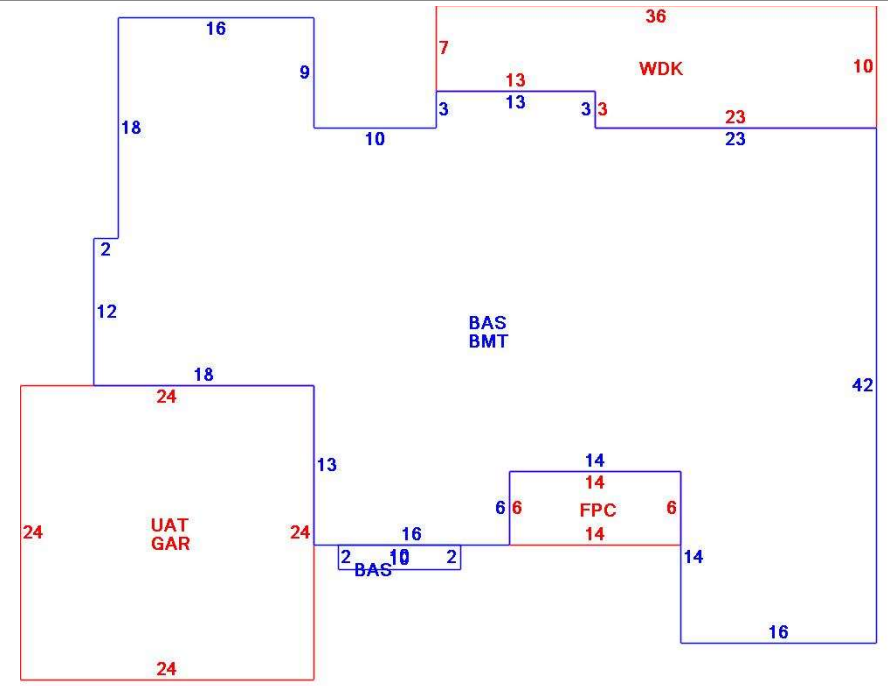
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	08-17-2023	835	Sid/Wind/Roof/	8,548		100		Air sealing, recessed light encl	05-27-2020	LS			FR	Field Review
20-2025	07-31-2020	835	Sid/Wind/Roof/	15,600		100		New Roof, Certainteed LAND	08-31-2016	KM	01		03	Cycl Insp Comp
30032	04-08-1998	DW	Dwelling	150,000	07-08-1999	100	01-01-1999		06-06-2007	PT	02		14	Cyclical Inspection
									12-20-2004	GB	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	0.360 AC	176,344.00	2.40337	1.0000	5	1.00	0108	1.700		1.0000	720,488.6	259,400	
Total Card Land Units					0.36	AC	Parcel Total Land Area					0.36	Total Land Value				259,400

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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	21	2 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	617,192
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	549,300
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	321	20.00	2004		70		0.00	4,500
FOPC	Open Prch-roo	B	84	55.00	2007		89		0.00	3,700
GAR	Attached Gara	B	576	40.00	2007		89		0.00	18,200
BMT	Basement-Unfi	B	2,151	26.01	2007		89		0.00	42,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,171	2,171	2,171	276.89	601,133
BMT	Basement Area	0	2,151	0	0.00	0
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
UAT	Attic, Unfinished	0	576	58	27.88	16,060
WDK	Wood Deck	0	321	0	0.00	0
Ttl Gross Liv / Lease Area		2,171	5,879	2,229		617,193

