

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHARBONNEAU, DANIELLE BLANCH 175 ACORN DRIVE OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 371,600 149,600	Assessed 371,600 149,600
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 32 #DL 2				Plan Ref. 187/93 Land Ct# #SR Life Estate PP STATU					
GIS ID F_961986_2698641				Assoc Pid#		Total 521,200 521,200			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHARBONNEAU, DANIELLE BLANCHE & FLETCHER, DANIELLE CHARBONNEAU		33959 057	03-31-2021	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PRATT, BRIAN T		31370 0283	06-28-2018	Q	I	365,000	00	2023	1010	320,200	2022	1010	280,300	2021	1010	225,600
MCINERNEY, WILLIAM & TIMOTHY J & LI		25493 0305	06-07-2011	Q	I	264,500	00		1010	136,000		1010	100,800		1010	100,800
MCINERNEY, TIMOTHY J & LINDA L		22951 0133	06-02-2008	U	I	1	1F								1010	5,300
		6249 0143	05-09-1988	Q	I	133,000	U	Total		456,200	Total		381,100	Total		331,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	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
0105			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	323,000
Appraised Xf (B) Value (Bldg)	43,300
Appraised Ob (B) Value (Bldg)	5,300
Appraised Land Value (Bldg)	149,600
Special Land Value	0
Total Appraised Parcel Value	521,200
Valuation Method	C
Total Appraised Parcel Value	521,200

NOTES									

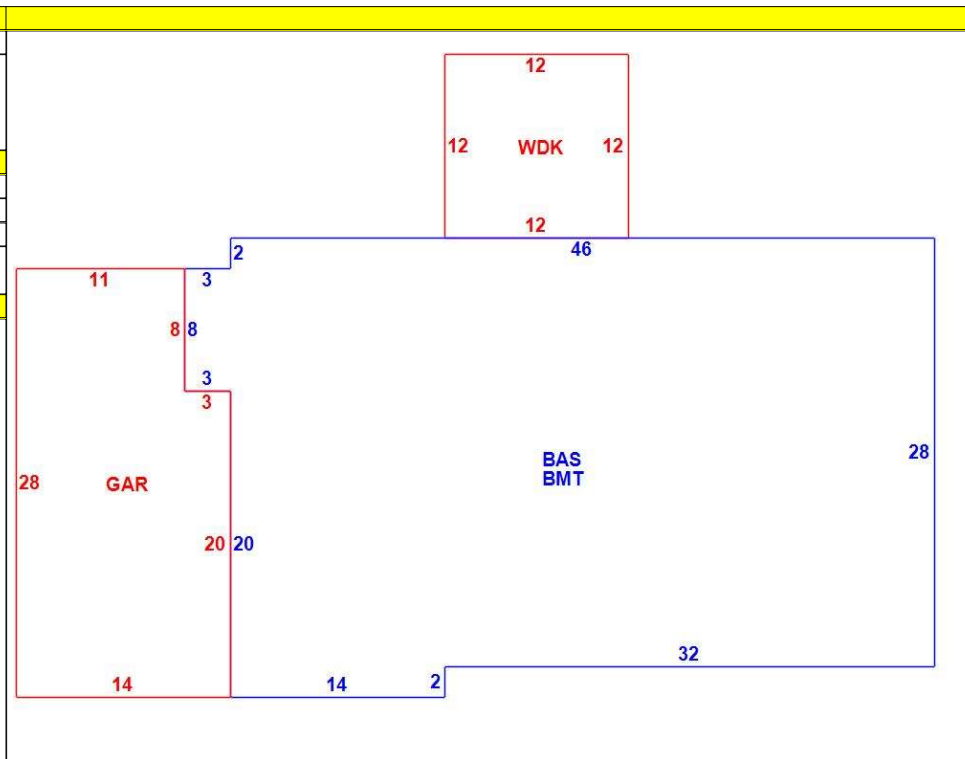
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-13	10-31-2023	839	Solar Panel-Re	30,000		0		Installation of a safe and code-		07-12-2022	JO			16	In Office Review
EXPR-23-1	10-26-2023	835	Sid/Wind/Roof/	14,472		100		Strip and re-roof includes roof		05-28-2020	LS			FR	Field Review
EXPR-23-6	05-11-2023	835	Sid/Wind/Roof/	18,646		100		Replace 6 windows. No structu		03-16-2020	PK	03		16	In Office Review
BLDR-23-48	05-01-2023	829	Pool - Above Gr	6,000		100		installation of above ground po		12-05-2017	KM	02		03	Cycl Insp Comp
18-2726	09-10-2018	809	Deck	1,000		100		A ramp extending from the driv		12-04-2013	MW	01		02	Bldg Permit Completed
201202667	05-08-2012	OB	Out Building		11-20-2013	100	06-30-2014	10X14 SHED		04-05-2012	NF	02		20	Sale Review
201200184	02-01-2012	IN	Insulation	1,800	06-30-2012	100	06-30-2012	AIR SEAL-INSULATE		06-08-2007	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	0105	1.000			1.0000	554,178.6	149,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
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	20	2 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		393,866
Year Built		1970
Effective Year Built		1996
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		323,000
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		82		0.00	4,100
GAR	Attached Gara	B	368	40.00	1998		82		0.00	12,500
BMT	Basement-Unfi	B	1,340	26.01	1998		82		0.00	26,700
WDC	Wood Deck w/	L	144	18.00	2011		84		0.00	3,100
SHED	Shed	L	140	18.00	2012		86		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	293.93	393,866
BMT	Basement Area	0	1,340	0	0.00	0
GAR	Attached Garage	0	368	0	0.00	0
WDC	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,340	3,192	1,340		393,866

