

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MERLESENA, ERIC & PAUL 50 OAK LANE							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
							RESIDENTL	1010	379,400	379,400	
OSTERVILLE MA 02655							RES LAND	1010	176,600	176,600	VISION
			SUPPLEMENTAL DATA				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 29 #DL 2 GIS ID F_962009_2700182		Plan Ref. Land Ct# 34608-B (SH 1) #SR Life Estate PP STATU Assoc Pid#		
							Total		556,000	556,000	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)				
MERLESENA, ERIC & PAUL	C207748	0	10-23-2015	Q	I	270,000	00	Year	Code	Assessed	Year	Code	Assessed
KOSLOWSKI, JOAN E	C172251	0	03-03-2004	U	I	100	1A	2023	1010	337,700	2022	1010	288,800
MAGNUS, AMY & WILLIAM	C161039	0	03-29-2001	U	I	100	1A		1010	174,500		1010	124,100
VOULGARIS, JOAN	C161038	0	03-29-2001	U	I	0	1			0		1010	2,800
VOULGARIS, KONSTANTINOS & JOAN	C109072	0	12-09-1986	Q	I	120,000	U	Total		512,200	Total		412,900
		Total						Total		374,900	Total		374,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
0106		Tracing
		Batch
		OSTVIL

NOTES		
This signature acknowledges a visit by a Data Collector or Assessor		
APPRAISED VALUE SUMMARY		
Appraised Bldg. Value (Card)		329,500
Appraised Xf (B) Value (Bldg)		47,100
Appraised Ob (B) Value (Bldg)		2,800
Appraised Land Value (Bldg)		176,600
Special Land Value		0
Total Appraised Parcel Value		556,000
Valuation Method		C
Total Appraised Parcel Value		556,000

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-23-43	05-16-2023	804	Addn Alt-Res	119,000		0		Renovate kitchen and full bath	05-27-2020	LS			FR	Field Review
BLDR-23-87	02-13-2023	880	Alt-Int work-Res	5,000	06-30-2023	0	06-30-2023	Remove non load bearing wall	10-12-2017	TR	03		16	In Office Review
EXPR-22-1	12-05-2022	835	Sid/Wind/Roof/	500	06-30-2023	100	06-30-2023	Install 114 LF R19 in basement	01-12-2017	KM	02		03	Cycl Insp Comp
2016-0208	01-28-2016	804	Addn Alt-Res	1,400	06-30-2016	100	06-30-2016	WEATHERIZATION	05-24-2016	JR	03		20	Sale Review
201506849	10-15-2015	SF	Restore to SF	2,000	01-28-2016	100	06-30-2016	RESTORE TO A SINGLE FAM	03-31-2014	JR	03		16	In Office Review
90011	01-31-2006	OT	Other		06-21-2007	100	06-30-2006	APT	01-24-2008	TP	03		16	In Office Review
54725	07-13-2001	NR	New Roof	6,000	11-13-2001	100	01-01-2002		06-21-2007	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	0.390 AC	176,344.00	2.23277	1.0000	5	1.00	0106	1.150		1.0000	452,798.4	176,600	
Total Card Land Units					0.39 AC	Parcel Total Land Area					0.39	Total Land Value					176,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	06	Vertical Sidin			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	04	Typical for Gr			
Kitchen Style	04	Typical for Gr			
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	406,814
Year Built	1978
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	329,500
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	1997		81		0.00	4,900
WDC	Wood Decking	L	216	20.00	1997		56		0.00	2,800
GAR	Attached Gara	B	884	40.00	1997		81		0.00	22,800
BMT	Basement-Unfi	B	864	26.01	1997		81		0.00	19,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	231.14	199,709
BMT	Basement Area	0	864	0	0.00	0
FAT	Attic, Finished	46	308	46	34.52	10,633
FHS	Half Story	288	576	288	115.57	66,570
GAR	Attached Garage	0	884	0	0.00	0
TQS	Three Quarter Story	562	864	562	150.35	129,903
WDK	Wood Deck	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,760	4,576	1,760		406,815

