

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGANN, WAYNE B & SUSAN K  34 REBECCA LANE  OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	363,800	363,800
			6 Septic			RES LAND	1010	152,600	152,600
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 32225-B (SH 3)					
#DL 1		INFO: LOT 48		#SR					
#DL 2				Life Estate					
GIS ID F_961533_2701359				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)						
MCGANN, WAYNE B & SUSAN K		C218501	0	01-30-2019	U	I	200,000	1F	Year	Code	Assessed	Year	Code	Assessed
MCGANN, WAYNE B & SUSAN K		C145647	0	08-29-1997	Q	I	112,000	00	2023	1010	311,600	2022	1010	267,500
LEDWITH, WALTER E & LEDWITH, CATH		C68358	0	09-02-1976	U		0			1010	138,700		1010	102,700
									Total		450,300	Total		370,200
									Total			Total		320,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				OSTVIL			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	328,500
Appraised Xf (B) Value (Bldg)	34,400
Appraised Ob (B) Value (Bldg)	900
Appraised Land Value (Bldg)	152,600
Special Land Value	0
Total Appraised Parcel Value	516,400
Valuation Method	C
Total Appraised Parcel Value	516,400

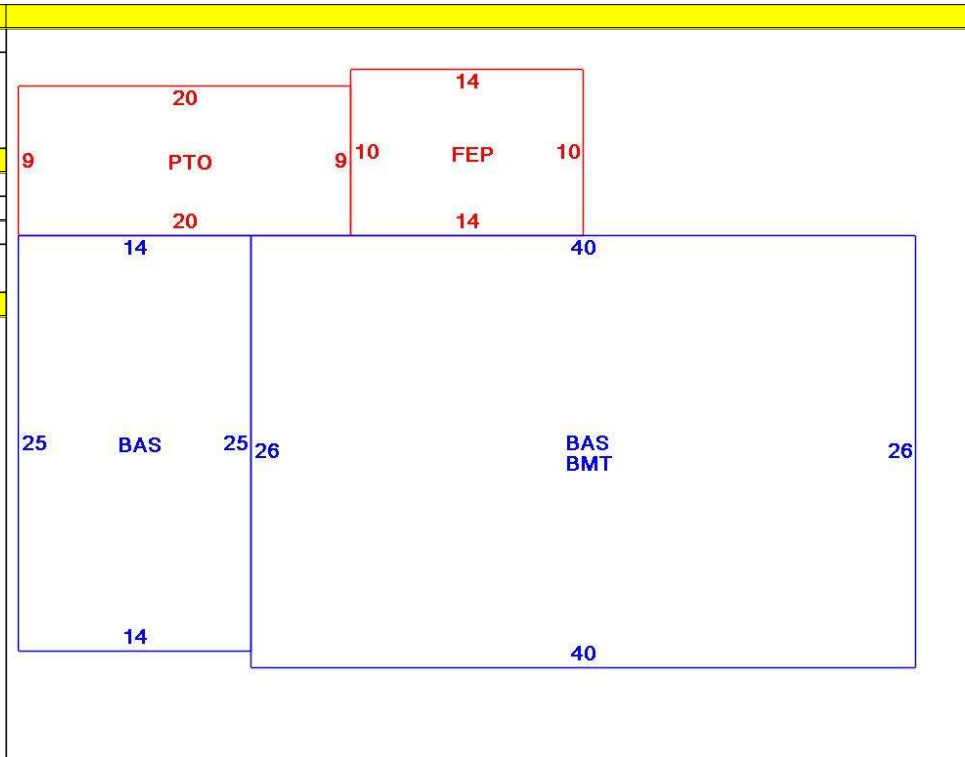
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1677	07-02-2020	835	Sid/Wind/Roof/	4,826		100		INSTALL ( 1 ) REPLACEMENT	04-30-2020	LS			FR	Field Review
18-529	02-23-2018	835	Sid/Wind/Roof/	5,452		100		Replacement Windows (1) U-V	10-03-2018	JB	03		16	In Office Review
									08-27-2018	LH	03		16	In Office Review
									08-20-2018	LH	03		16	In Office Review
									07-16-2018	LH	03		16	In Office Review
									12-06-2017	KM	02		03	Cycl Insp Comp
									07-06-2007	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	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0105	1.000		1.0000	423,825.1	152,600
Total Card Land Units					0.36	AC	Parcel Total Land Area					0.36	Total Land Value			152,600	

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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 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	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	405,574
Year Built	1977
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	328,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	1996		81		0.00	4,100
PAT1	Patio- Average	L	180	5.89	1997		78		0.00	900
FEP	Enclosed porc	B	140	70.00	1996		81		0.00	8,200
BMT	Basement-Unfi	B	1,040	26.01	1996		81		0.00	22,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,390	1,390	1,390	291.78	405,574
BMT	Basement Area	0	1,040	0	0.00	0
FEP	Enclosed Porch	0	140	0	0.00	0
PTO	Patio	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		1,390	2,750	1,390		405,574

