

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION		
RICCIO, FRANCIS J 26 FLOWING POND CIRCLE OSTERVILLE MA 02655		2	Above Street	2	Public Water	1	Paved	Description	Code		Assessed	Assessed
		4	Gas			RESIDNTL	1010	391,700	391,700			
		6	Septic			RES LAND	1010	168,500	168,500			
SUPPLEMENTAL DATA						Total		560,200	560,200			
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct# 37432-C						
#DL 1 LOT 34		#DL 2		#SR		Life Estate						
ResExpt Q YES:		GIS ID F_961627_2702733		PP STATU		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RICCIO, FRANCIS J		C194238	0	05-12-2011	U	I	220,000	1	Year	Code	Assessed	Year	Code	Assessed			
MORGADO, JOSEPH A & BEVERLY J		C71609	0	08-15-1982	Q	V	8,000	U	2023	1010	349,300	2022	1010	296,100			
										1010	153,300		1010	113,900			
													1010	9,000			
									Total		502,600	Total		410,000	Total		372,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2013	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105			OSTVIL					

NOTES										APPRAISED VALUE SUMMARY				
										Appraised Bldg. Value (Card)	334,700			
										Appraised Xf (B) Value (Bldg)	48,000			
										Appraised Ob (B) Value (Bldg)	9,000			
										Appraised Land Value (Bldg)	168,500			
										Special Land Value	0			
										Total Appraised Parcel Value	560,200			
										Valuation Method	C			
										Total Appraised Parcel Value	560,200			

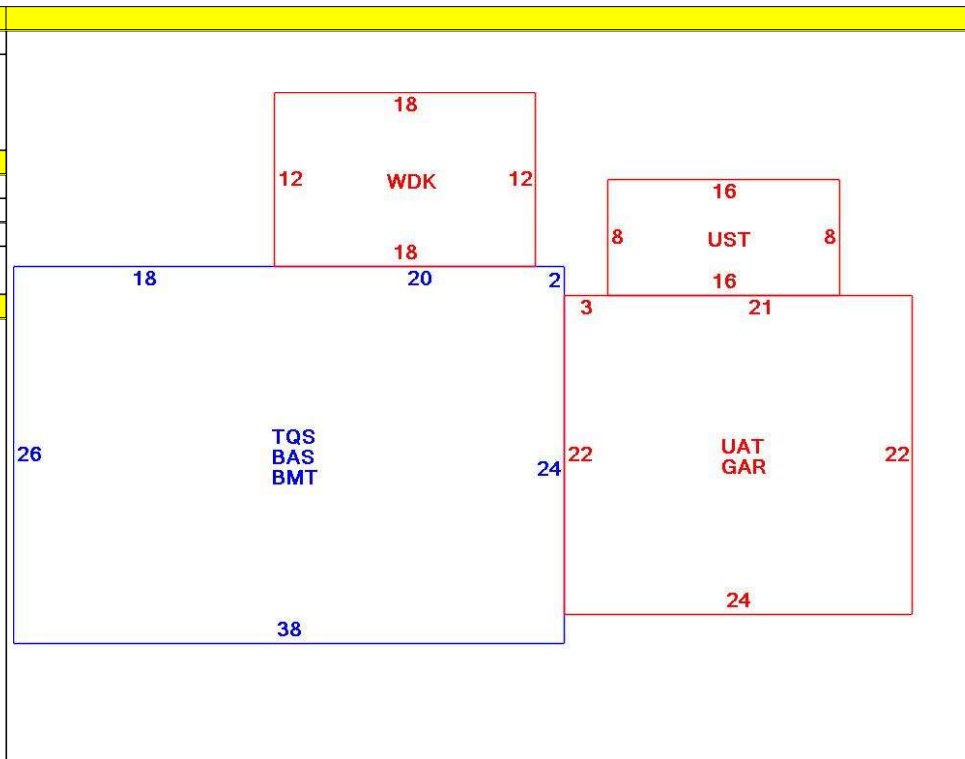
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										04-28-2020	LS			FR	Field Review
										03-31-2017	KM	06		03	Cycl Insp Comp
										04-07-2014	JR	03		16	In Office Review
										07-09-2013	DR	03		16	In Office Review
										03-05-2013	GC	03		16	In Office Review
										05-11-2011	DR	03		16	In Office Review
										07-02-2007	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	0.640 AC	176,344.00	1.48133	1.0000	5	1.00	0105	1.000		1.0000	261,218.3	167,200
1	1010	Single Fam M-0	RC	3	0.560 AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	1,300
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			168,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	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	413,193
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	334,700
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
BRR	Bsmt Rec Rm-	B	750	8.05	1996		81		0.00	4,900
FPL2	Fireplace 1.5 s	B	1	6000.00	1996		81		0.00	4,900
SPL2	Pool Vinyl	L	512	55.00	1980		22	00	1.00	6,200
WDC	Wood Decking	L	216	20.00	1997		56		0.00	2,800
GAR	Attached Gara	B	528	40.00	1996		81		0.00	15,600
UST	Utility Storage-	B	128	17.11	1996		81		0.00	1,300
BMT	Basement-Unfi	B	988	26.01	1996		81		0.00	21,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	245.51	242,564
BMT	Basement Area	0	988	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
TQS	Three Quarter Story	642	988	642	159.53	157,617
UAT	Attic, Unfinished	0	528	53	24.64	13,012
UST	Utility Enclosure	0	128	0	0.00	0
WDK	Wood Deck	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,630	4,364	1,683		413,193

