

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FARIA, LUCAS & GISELE  56 CAPTAIN ALDEN'S LANE  OSTERVILLE MA 02655		2   Above Street	2   Public Water	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDNTL	1010	231,000	231,000
			6   Septic			RES LAND	1010	152,200	152,200
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 333/44					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 6		#DL 2		Life Estate					
GIS ID F_961863_2700844		Assoc Pid#		PP STATU					
						Total		383,200	383,200

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FARIA, LUCAS & GISELE		33458 0009	11-10-2020	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FARIA, LUCAS		29131 0215	09-11-2015	Q	I	213,000	00	2023	1010	233,800	2022	1010	197,200	2021	1010	171,000
GRAHAM, RICHARD P ESTATE OF		29131 0213	09-11-2015	U	I	0	1A		1010	138,400		1010	102,500		1010	102,500
GRAHAM, RICHARD P		2964 0198	08-09-1979	U		0		Total		372,200	Total		299,700	Total		275,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
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)	206,400
Appraised Xf (B) Value (Bldg)	22,400
Appraised Ob (B) Value (Bldg)	2,200
Appraised Land Value (Bldg)	152,200
Special Land Value	0
Total Appraised Parcel Value	383,200
Valuation Method	C
Total Appraised Parcel Value	383,200

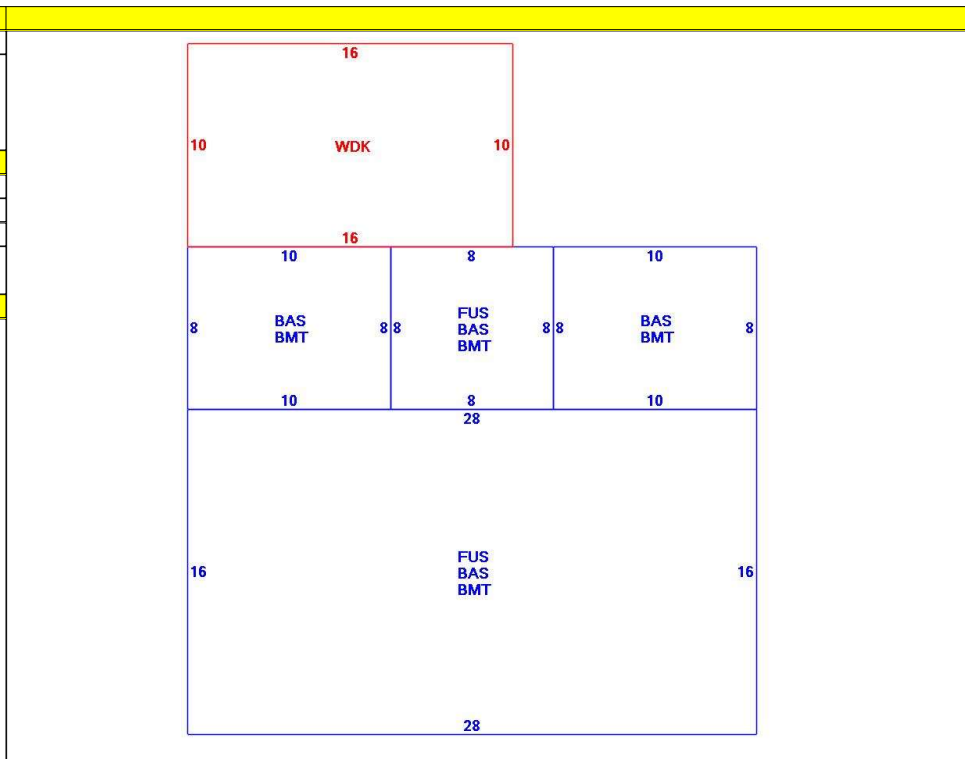
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	11-04-2021	835	Sid/Wind/Roof/	3,000		100		replacement of seven windows	04-30-2020	LS			FR	Field Review
EXPR-21-8	05-24-2021	835	Sid/Wind/Roof/	3,000		100		Reroof	01-03-2018	KM	02		03	Cycl Insp Comp
16-3044	10-18-2016	822	Insulation	2,500	06-30-2017	100	06-30-2017	weatherization	08-31-2012	RB	03		16	In Office Review
									07-03-2007	PT	02		14	Cyclical Inspection
									11-24-1998	FS	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	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			152,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 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	22	Wide Pine			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	254,820
Year Built	1979
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	206,400
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
FPL3	Fireplace 2 sto	B	1	7000.00	1997		81		0.00	5,700
WDC	Wood Deck w/	L	160	18.00	1998		58		0.00	2,200
BMT	Basement-Unfi	B	672	26.01	1997		81		0.00	16,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672	672	215.22	144,628
BMT	Basement Area	0	672	0	0.00	0
FUS	Upper Story	512	512	512	215.22	110,193
WDK	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,184	2,016	1,184		254,821

