

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2025 BARNSTABLE, MA VISION | |
|---|---------|----------------|-----------|-------------|----------|--------------------|------|-----------|-----------|--|-----------|
| RYAN, PETER Q 338 MAIN STREET OSTERVILLE MA 02655 | 1 Level | 6 Septic | 1 Paved | | | Description | Code | Assessed | Assessed | | |
| | | 4 Gas | | | | RESIDNTL | 1010 | 717,100 | 717,100 | | |
| | | 2 Public Water | | | 7 | RES LAND | 1010 | 1,006,000 | 1,006,000 | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 1,723,100 | 1,723,100 |
| Alt Prcl ID | | Split Zonin | | Plan Ref. | | | | | | | |
| BID Parcel | | ResExpt Q YES: | | Land Ct# | | | | | | | |
| #DL 1 | | | | #SR | | | | | | | |
| #DL 2 | | | | Life Estate | | | | | | | |
| GIS ID F_965139_2693343 | | | | PP STATU | | | | | | | |
| | | | | Assoc Pid# | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|------------------------------------|-------|-------------|------------|-----|-----|-----------|----|--------------------------------|------|-----------|------|-----------|----------|-------|-----------|
| RYAN, PETER Q | 33476 | 0126 | 11-17-2020 | U | I | 450,000 | 1J | Year | Code | Assessed | Year | Code | Assessed | | |
| RYAN, PETER Q & FREDERIKE S | 30948 | 0051 | 12-07-2017 | U | I | 775,000 | 1L | 2025 | 1010 | 717,100 | 2024 | 1010 | 668,300 | | |
| U.S. BANK NATIONAL ASSOCIATION, TR | 30542 | 0318 | 06-08-2017 | U | I | 808,987 | 1L | | 1010 | 1,006,000 | 2023 | 1010 | 587,000 | | |
| TOBIN, EDWARD T II & CHRISTINE M | 19823 | 0141 | 05-13-2005 | U | I | 1,650,000 | 2 | | | | | 1010 | 834,400 | | |
| FALLON, JOHN T JR & PATRICE | 9690 | 0038 | 05-31-1995 | Q | I | 316,500 | U | Total | | | | | | | |
| | | | | | | | | 1,723,100 | | Total | | 1,674,300 | | Total | 1,421,400 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | |
|------------|------|-----------------------|-------------------|------|-------------|--------|--------|---|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | |
| 2022 | 5C | RESIDENTIAL EXEMPTION | | | | | | | | | | |
| Total | | | 0.00 | | | | | | | | | |

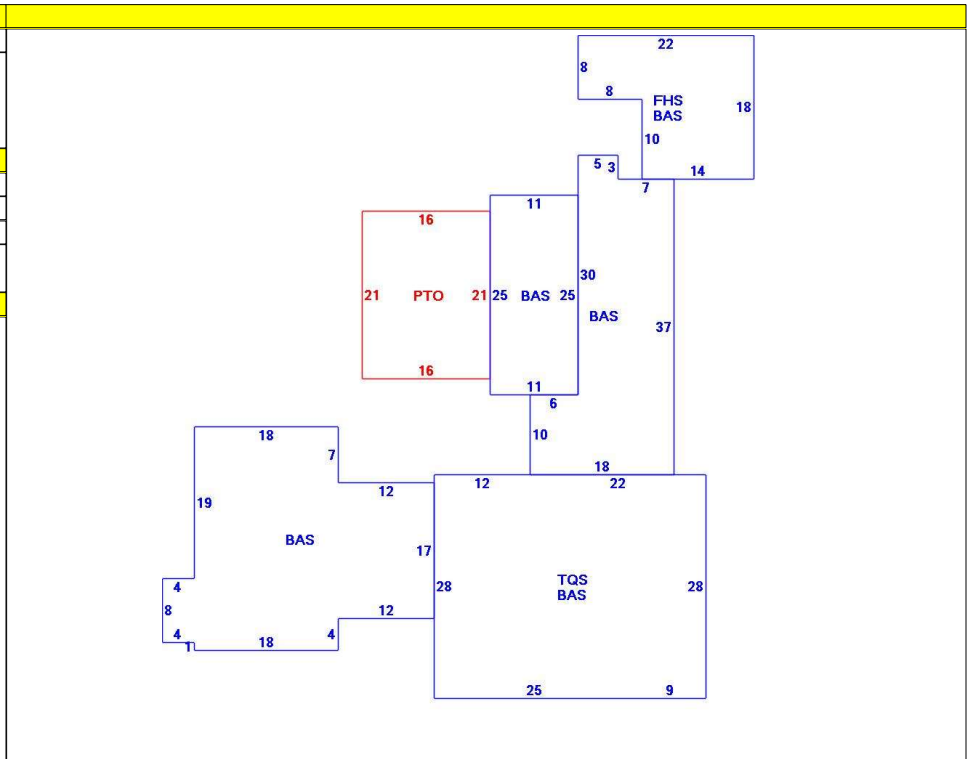
| ASSESSING NEIGHBORHOOD | | | | APPRAISED VALUE SUMMARY | | | |
|------------------------|-----------|---|---------|-------------------------|-------------------------------|-----------|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | | |
| 0112 | | | | OSTVIL | Appraised Bldg. Value (Card) | 692,300 | |
| | | | | | Appraised Xf (B) Value (Bldg) | 10,300 | |
| | | | | | Appraised Ob (B) Value (Bldg) | 14,500 | |
| | | | | | Appraised Land Value (Bldg) | 1,006,000 | |
| | | | | | Special Land Value | 0 | |
| | | | | | Total Appraised Parcel Value | 1,723,100 | |
| | | | | | Valuation Method | C | |
| | | | | | Total Appraised Parcel Value | 1,723,100 | |

| NOTES | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | |
|-------|--|--|--|--|--|--|--|------------------------|----|------|----|----|---------------------|--|--|
| | | | | | | | | Date | Id | Type | Is | Cd | Purpost/Result | | |
| | | | | | | | | 03-04-2022 | AS | 03 | | 16 | In Office Review | | |
| | | | | | | | | 06-04-2020 | WD | | | FR | Field Review | | |
| | | | | | | | | 06-21-2019 | CK | 22 | | 22 | Change of Address | | |
| | | | | | | | | 08-02-2017 | MS | 02 | | 14 | Cyclical Inspection | | |
| | | | | | | | | 05-11-2015 | JR | 03 | | 03 | Cycl Insp Comp | | |
| | | | | | | | | 04-22-2008 | PT | 02 | | 14 | Cyclical Inspection | | |
| | | | | | | | | 01-05-2006 | PT | 02 | | 01 | Meas/Est | | |

| BUILDING PERMIT RECORD | | | | | | | | LAND LINE VALUATION SECTION | | | | | | | | |
|------------------------|------------|------|----------------|--------|------------|--------|------------|--------------------------------|------------|----|------|----|----|---------------------|--|--|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | | |
| EXPR-21-4 | 03-29-2021 | 835 | Sid/Wind/Roof/ | 5,600 | | 100 | | Air seal and insulate the base | 03-04-2022 | AS | 03 | | 16 | In Office Review | | |
| 57412 | 12-03-2001 | AD | Addition | 83,744 | 11-25-2002 | 100 | 01-01-2003 | | 06-04-2020 | WD | | | FR | Field Review | | |
| 11888 | 11-01-1995 | AD | Addition | 7,000 | 01-15-1996 | 100 | | OS SHINGL | 06-21-2019 | CK | 22 | | 22 | Change of Address | | |
| | | | | | | | | | 08-02-2017 | MS | 02 | | 14 | Cyclical Inspection | | |
| | | | | | | | | | 05-11-2015 | JR | 03 | | 03 | Cycl Insp Comp | | |
| | | | | | | | | | 04-22-2008 | PT | 02 | | 14 | Cyclical Inspection | | |
| | | | | | | | | | 01-05-2006 | PT | 02 | | 01 | Meas/Est | | |

| 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 | 1.000 | AC | 176,344.00 | 1.00000 | 1.0000 | 5 | 1.00 | 0112 | 5.500 | | 1.0000 | 969,892 | 969,900 |
| 1 | 1010 | Single Fam M-0 | RC | 3 | 0.460 | AC | 14,250.00 | 1.00000 | 1.0000 | 0 | 1.00 | 0112 | 5.500 | | 1.0000 | 78,375 | 36,100 |
| Total Card Land Units | | | | | 1.46 | AC | Parcel Total Land Area | | | | | 1.46 | Total Land Value | | | 1,006,000 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | C+ | Average Plus | | | |
| Stories | 1.5 | 1 1/2 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 | 03 | Plastered | | | |
| 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 | 04 | 4 Bedrooms | | | |
| Full Baths | 5 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 10 | 10 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Sewer Occupan | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 11 | Stone Ftgs | | | |
| Rms Prts | | | | | |
| Bath Split | 50 | 5 Full-0 Half | | | |
| | | | CONDO DATA | | |
| | | | Parcel Id | C | Ownr 0.0 |
| | | | Adjust Type | Code | Description |
| | | | Condo Flr | | Factor% |
| | | | Condo Unit | | |
| | | | COST / MARKET VALUATION | | |
| | | | Building Value New | | 948,360 |
| | | | Year Built | | 1800 |
| | | | Effective Year Built | | 1989 |
| | | | Depreciation Code | | G |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | Depreciation % | | 27 |
| | | | Functional Obsol | | 0 |
| | | | External Obsol | | 0 |
| | | | Trend Factor | | 1 |
| | | | Condition | | |
| | | | Condition % | | |
| | | | Percent Good | | 73 |
| | | | RCNLD | | 692,300 |
| | | | 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 | 2 | 6000.00 | 1984 | | 73 | | 0.00 | 8,800 |
| FGR2 | Garage- Avg- | L | 396 | 50.00 | 1986 | | 62 | 00 | 1.00 | 12,300 |
| FPO | Ext FP Openin | B | 1 | 2000.00 | 1984 | | 73 | | 0.00 | 1,500 |
| PAT2 | Patio-Good | L | 336 | 9.94 | 1986 | | 67 | | 0.00 | 2,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,802 | 2,802 | 2,802 | 264.98 | 742,471 |
| FHS | Half Story | 158 | 316 | 158 | 132.49 | 41,867 |
| PTO | Patio | 0 | 336 | 0 | 0.00 | 0 |
| TQS | Three Quarter Story | 619 | 952 | 619 | 172.29 | 164,022 |
| Ttl Gross Liv / Lease Area | | 3,579 | 4,406 | 3,579 | | 948,360 |

