

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCNEIL, CHRISTOPHER M & LISA T 5 OSPREY DRIVE REALTY TRUST 83 SWIFT AVENUE OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	1,431,500	1,431,500
			2 Public Water		7	RES LAND	1010	337,800	337,800
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_965555_2693983				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total			
						1,769,300 1,769,300			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)											
MCNEIL, CHRISTOPHER M & LISA TRS		32161	0243	07-17-2019	Q	I	1,260,000	00	Year	Code	Assessed	Year	Code	Assessed					
GINNS, WILLIAM R & GINNS STEVEN J		30734	0022	08-30-2017	U	I	1	1F	2025	1010	1,431,500	2024	1010	1,331,000					
LEBASI DEVELOPMENT LLC		29931	0340	09-14-2016	U	I	298,000	1		1010	337,800	2023	1010	1,189,800					
ZAPPALA, JOHN		29931	0332	09-14-2016	U	I	281,000	1L						314,100					
SWIFT, DONNA M		C140247	0	04-05-1996	U	I	0	1	Total										
						1,769,300						Total		1,668,800		Total		1,503,900	

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	Batch
0109				OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,315,200
Appraised Xf (B) Value (Bldg)	106,800
Appraised Ob (B) Value (Bldg)	9,500
Appraised Land Value (Bldg)	337,800
Special Land Value	0
Total Appraised Parcel Value	1,769,300
Valuation Method	C
Total Appraised Parcel Value	1,769,300

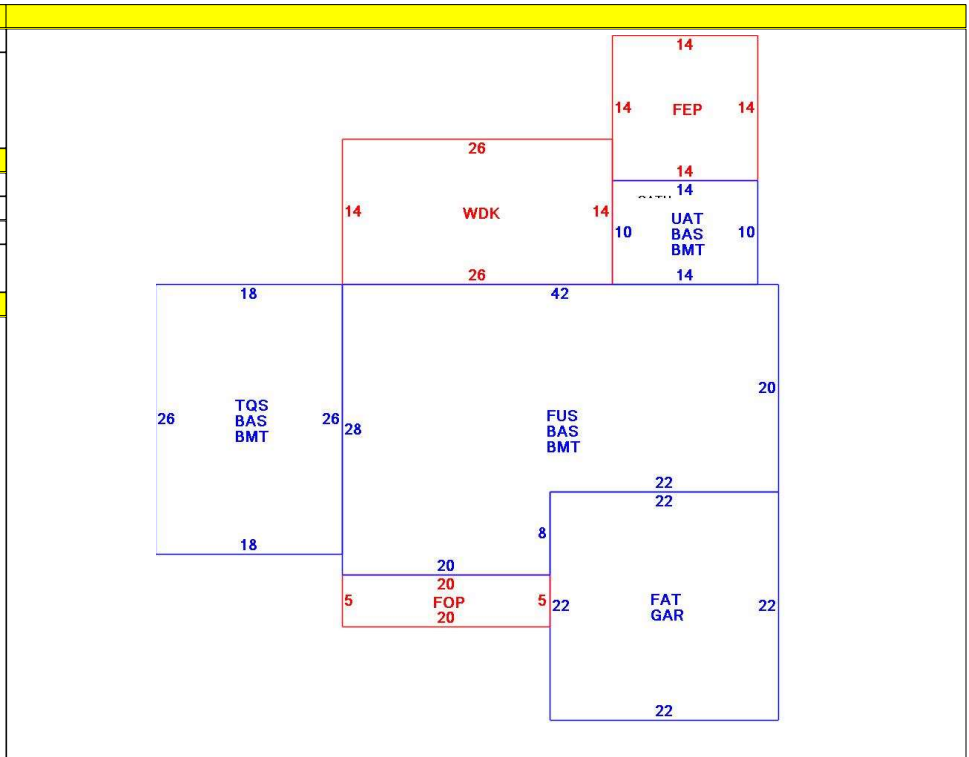
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-507	03-23-2020	804	Addn Alt-Res	43,060	03-03-2020	100	06-30-2020	REMODEL EXISTING BASEM	06-04-2020	WD			FR	Field Review
19-3395	11-01-2019	804	Addn Alt-Res	35,000	03-03-2020	100	06-30-2020	3 season stick-framed Sunroo	06-03-2020	SR	02		02	Bldg Permit Completed
17-4214	12-06-2017	834	Sheet Metal	0	06-01-2018	100	06-30-2018	2 floors heat and cooling Air Dr	02-25-2020	SAF			20	Sale Review
17-2276	08-16-2017	827	New Const-De	574,000	03-26-2019	100	06-30-2019	Construct New 4 Bedroom Ho	07-31-2019	SR	02		02	Bldg Permit Completed
17-2275	08-16-2017	810	Demolition	26,000	06-01-2018	100	06-30-2018	Demo Existing 4 Bedroom Hou	07-26-2018	SR	01		13	CALLBACK
B36679	05-01-1994	AD	Addition	5,100	01-15-1995	100	12-31-1995	OS REMODE	08-01-2017	MS	02		14	Cyclical Inspection
									09-15-2016	AL	03		16	In Office Review

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	0109	2.200		1.0000	866,219.3	337,800
Total Card Land Units					0.39	AC	Parcel Total Land Area					0.39	Total Land Value				337,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2	2 Stories			
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
			B	S
Adjust Typ	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		1,384,374
Year Built		2017
Effective Year Built		2018
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		95
RCNLD		1,315,200
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
WDC	Deck comp w	L	364	28.00	2017		96		0.00	9,500
BMT	Basement-Unfi	B	1,608	26.01	2019		95		0.00	35,400
FOP	Open Porch-ro	B	100	55.00	2019		95		0.00	5,200
GAR	Attached Gara	B	484	40.00	2019		95		0.00	17,200
FPLG	Gas Fireplace-	B	1	2500.00	2019		95		0.00	2,400
BFA1	Bsmt Fin-Goo	B	1,508	32.56	2019		95		0.00	46,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,608	1,608	1,608	461.61	742,272	
BMT	Basement Area	0	1,608	0	0.00	0	
FAT	Attic, Finished	73	484	73	69.62	33,698	
FEP	Enclosed Porch	0	196	0	0.00	0	
FOP	Open Porch	0	100	0	0.00	0	
FUS	Upper Story	1,000	1,000	1,000	461.61	461,612	
GAR	Attached Garage	0	484	0	0.00	0	
TQS	Three Quarter Story	304	468	304	299.85	140,330	
UAT	Attic, Unfinished	0	140	14	46.16	6,463	
WDK	Wood Deck	0	364	0	0.00	0	
Ttl Gross Liv / Lease Area		2,985	6,452	2,999		1,384,375	

