

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HARBOUR DEVELOPMENT 23 LLC								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA	
7 PARKER ROAD								RESIDNTL	1110	805,000	805,000		
OSTERVILLE MA 02655							3	RES LAND	1110	465,900	465,900		
SUPPLEMENTAL DATA												<b>VISION</b>	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct#		15087-C					
ResExpt Q						#SR		SOUTH MAIN ST					
#DL 1 LOT C-5						Life Estate							
#DL 2						PP STATU							
GIS ID F_971249_2697426						Assoc Pid#							
									Total	1,270,900	1,270,900		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HARBOUR DEVELOPMENT 23 LLC				C235713	0	04-23-2024	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
HARBOR DEV REALTY LLC				C187095	0	10-07-2008	U	I	1	1B	2025	1110	805,000	2024	1110	760,700
HOSTETTER, ADAM J				C175922	0	02-18-2005	Q	I	920,000	00		1110	465,900		1110	465,900
MACNEELY, HAROLD W & MARGUERITE				C175921	0	02-18-2005	U	I	100	1A						
MACNEELY, MARTIN & ESCHNER, C				C152536	0	03-31-1999	U	I	0	1A						
									Total	1,270,900	Total	1,226,600	Total	1,193,900		

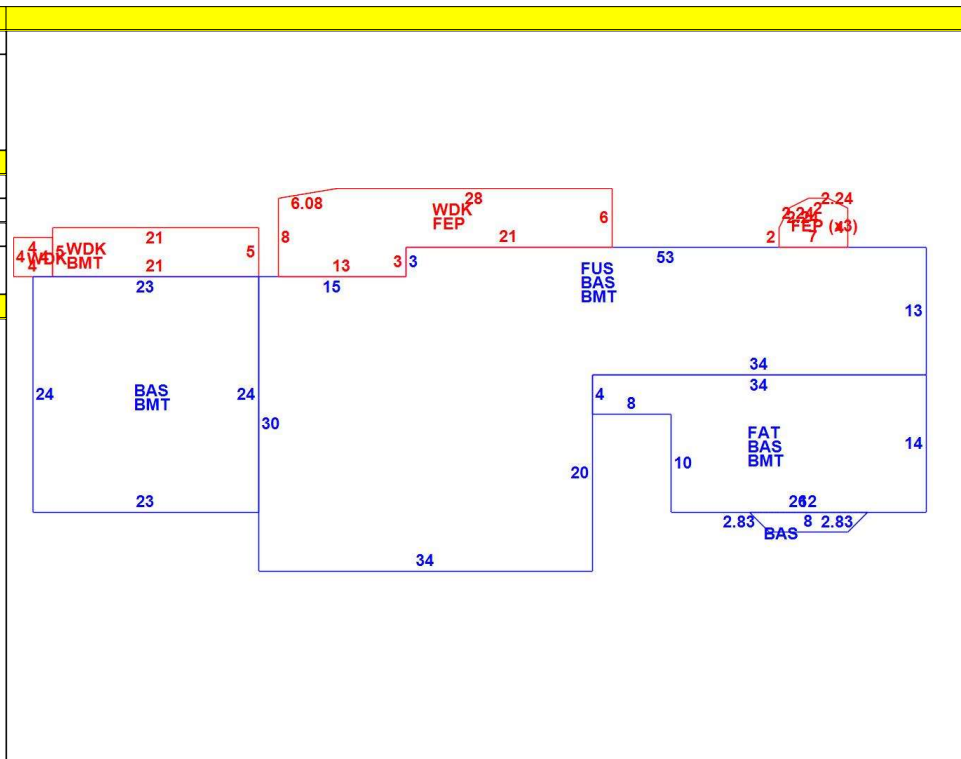
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
CI15				CENVIL										
NOTES														
										Appraised Bldg. Value (Card)	723,300			
										Appraised Xf (B) Value (Bldg)	77,900			
										Appraised Ob (B) Value (Bldg)	3,800			
										Appraised Land Value (Bldg)	465,900			
										Special Land Value	0			
										Total Appraised Parcel Value	1,270,900			
										Valuation Method	C			
										Total Appraised Parcel Value	1,270,900			

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
BLDR-24-47	05-08-2024	809	Deck	5,000		0		Repair decks per engineer's sit		07-24-2021	CK	02		03	Cycl Insp Comp
201205119	08-31-2012	NR	New Roof	6,000	06-30-2012	100	06-30-2012	REROOF		05-18-2020	WD			FR	Field Review
										04-06-2020	GM	04		FR	Field 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	1110	4-8 Units M-03	RD-	3	0.320	AC	176,344.00	2.68059	1.0000	5	1.40	0109	2.200	6 UNITS		1.0000	1,455,931	
					Total Card Land Units	0.32	AC	Parcel Total Land Area					0.32				Total Land Value	465,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Sidin			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	03	Plastered			
Interior Floor 1	12	Hardwood			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	07	7 Bedrooms			
Full Baths	7				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	6				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	70	7 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New	1,130,126	
			Year Built	1935	
			Effective Year Built	1984	
			Depreciation Code	A	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	31	
			Functional Obsol	5	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	64	
			RCNLD	723,300	
			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
BRR	Bsmt Rec Rm-	B	240	8.05	1979		64		0.00	1,200
FPL2	Fireplace 1.5 s	B	1	6000.00	1979		64		0.00	3,800
BFA1	Bsmt Fin-Goo	B	1,268	32.56	1979		64		0.00	26,400
WDC	Wood Decking	L	361	20.00	1996		54		0.00	3,800
FEP	Enclosed porc	B	333	70.00	1979		64		0.00	11,500
BMT	Basement-Unfi	B	2,572	26.01	1979		64		0.00	35,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,487	2,487	2,487	278.01	691,420
BMT	Basement Area	0	2,572	0	0.00	0
FAT	Attic, Finished	59	396	59	41.42	16,403
FEP	Enclosed Porch	0	333	0	0.00	0
FUS	Upper Story	1,519	1,519	1,519	278.01	422,303
WDK	Wood Deck	0	361	0	0.00	0
Ttl Gross Liv / Lease Area		4,065	7,668	4,065		1,130,126

