

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
38 CHURCH HILL LLC  108 PARKER ROAD  OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1090	558,600	558,600		
			6 Septic		3	RES LAND	1090	287,400	287,400		
<b>SUPPLEMENTAL DATA</b>						Total				846,000	846,000
Alt Prcl ID		Split Zonin RC;CVD		Plan Ref. 363/68							
BID Parcel				Land Ct#							
ResExpt Q YES:				#SR							
#DL 1 PARCELS 1 & 2				Life Estate							
#DL 2				PP STATU							
GIS ID F_971787_2698071				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
38 CHURCH HILL LLC		36703	242	12-02-2024	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SETZKO, RICHARD S & SNELL, NANCY		13869	0260	05-25-2001	Q	I	350,000	00	2025	1090	558,600	2024	1090	523,000	2023	1090	461,800
HAYES, IRMA E ESTATE OF		9484	0203	12-15-1994	U	I	1	A		1090	287,400		1090	287,400		1090	284,300
HAYES, STEPHEN P & IRMA E		0676	0500	07-29-1947	U		0		Total			Total			Total		746,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2010	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B		Tracing		Batch					
0108				CENVIL				Appraised Bldg. Value (Card) 521,700			
								Appraised Xf (B) Value (Bldg) 12,400			
								Appraised Ob (B) Value (Bldg) 24,500			
								Appraised Land Value (Bldg) 287,400			
								Special Land Value 0			
								Total Appraised Parcel Value 846,000			
								Valuation Method C			
								Total Appraised Parcel Value 846,000			

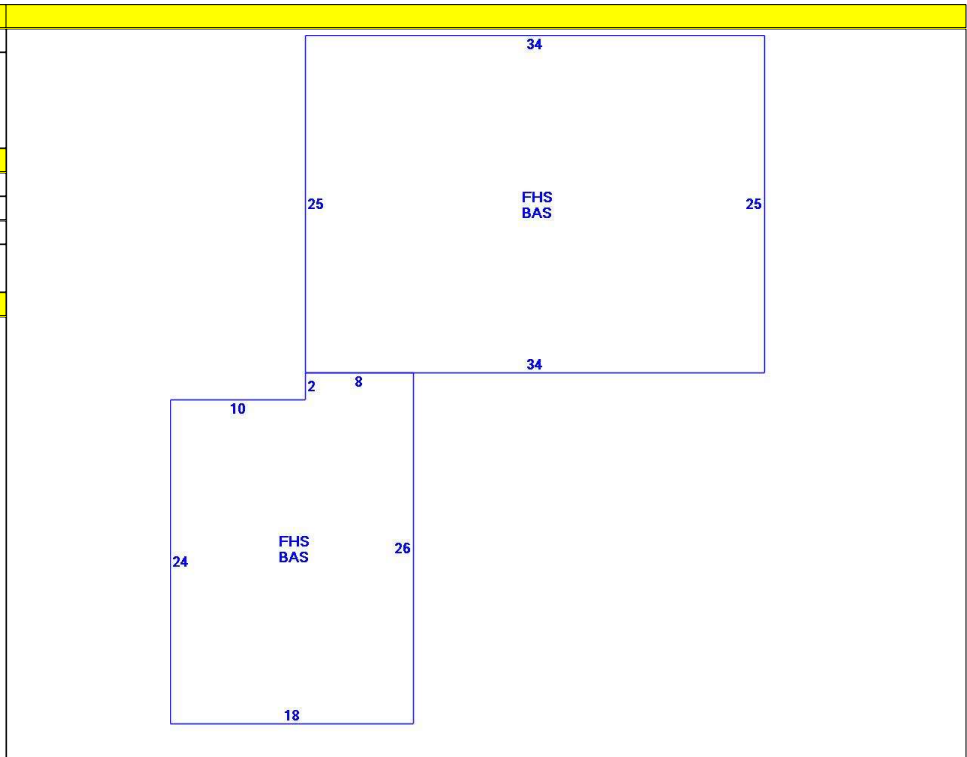
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-24-2	03-13-2024	835	Sid/Wind/Roof/	16,850		100		Strip red cedar roof shingles a	05-18-2020	WD			FR	Field Review	
									07-31-2017	SR	01		03	Cycl Insp Comp	
									01-17-2014	JR	03		16	In Office Review	
									09-02-2009	PT	02		14	Cyclical Inspection	
									05-03-2002	PT	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	
2	1090	Multi Hses M-01	SPLI	3	0 SF	0.00	1.00000	1.0000	5	1.00	0108	1.700		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.68	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	22	Wide Pine			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	20	2 Full-0 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	500,106
Year Built	1650
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	345,100
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
BRN4	Barn w/Bmt&Lt	L	616	65.10	1985		61	00	1.00	24,500
FPL2	Fireplace 1.5 s	B	2	6000.00	1979		69		0.00	8,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,298	1,298	1,298	256.86	333,404
FHS	Half Story	649	1,298	649	128.43	166,702
Ttl Gross Liv / Lease Area		1,947	2,596	1,947		500,106



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			6 Septic		3	RES LAND	1090	287,400	287,400	
<b>SUPPLEMENTAL DATA</b>						Total				846,000
Alt Prcl ID		Split Zonin RC;CVD		Plan Ref. 363/68						<b>VISION</b>
BID Parcel		ResExpt Q YES:		Land Ct#						
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#DL 2				PP STATU						
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SETZKO, RICHARD S & SNELL, NANCY		13869	0260	05-25-2001	Q	I	350,000	00	2025	1090	558,600	2024	1090	523,000	
HAYES, IRMA E ESTATE OF		9484	0203	12-15-1994	U	I	1	A		1090	287,400	2023	1090	461,800	
HAYES, STEPHEN P & IRMA E		0676	0500	07-29-1947	U		0						1090	284,300	
Total										846,000		Total	810,400	Total	746,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2010	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0108				CENVIL				
<b>NOTES</b>				Appraised Bldg. Value (Card) 521,700				
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				Appraised Land Value (Bldg) 287,400				
				Special Land Value 0				
				Total Appraised Parcel Value 846,000				
				Valuation Method C				
				Total Appraised Parcel Value 846,000				

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

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	1090	Multi Hses M-01	SPLI	3	0.680	AC	176,344.00	1.40956	1.0000	5	1.00	0108	1.700		1.0003	422,573.1	287,400
Total Card Land Units					0.68	AC	Parcel Total Land Area					0.68	Total Land Value			287,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2	03	Plastered			
Interior Floor 1	22	Wide Pine			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	3	3 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 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	255,940
Year Built	1800
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	176,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

28		
20	FHS BAS	20
28		

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	1	6000.00	1979		69		0.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	560	560	560	304.69	170,626	
FHS	Half Story	280	560	280	152.35	85,313	
Ttl Gross Liv / Lease Area		840	1,120	840		255,939	

