

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
DE OLIVEIRA, FABIO TR JS TRUST 746 MAIN STREET  OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	232,900	232,900		
			6 Septic		3	RES LAND	1010	228,100	228,100		
<b>SUPPLEMENTAL DATA</b>						Total				461,000	461,000
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 49 #DL 2 GIS ID F_970888_2704360				Plan Ref. 126/103 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DE OLIVEIRA, FABIO TR		35486 090	11-15-2022	U	I	305,000	1	Year	Code	Assessed	Year	Code	Assessed
PERNICK, MATHEW & CASEY		19952 0315	06-20-2005	Q	I	298,000	00	2025	1010	232,900	2024	1010	228,300
HEBERT, ERNEST P JR & NANCY A TRS		10930 0199	09-03-1997	U	I	1	1A		1010	228,100		1010	228,100
HEBERT, NANCY A & ERNEST P		10150 0255	04-15-1996	Q	I	60,000	U						
CABRAL, BETSEY R &		10150 0253	04-15-1996	U	I	1	A						
Total								461,000	Total	456,400	Total	426,000	

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				
0108			CENVIL					
NOTES				Appraised Bldg. Value (Card)	197,600			
				Appraised Xf (B) Value (Bldg)	35,000			
				Appraised Ob (B) Value (Bldg)	300			
				Appraised Land Value (Bldg)	228,100			
				Special Land Value	0			
				Total Appraised Parcel Value	461,000			
				Valuation Method	C			
				Total Appraised Parcel Value	461,000			

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	
BLDR-24-10	09-06-2024	880		2,000		0		In the basement the unfinished	08-30-2023	CK	03		16	In Office Review	
BLDR-22-46	01-18-2022	880	Alt-Int work-Res	20,000	06-30-2022	100	06-30-2022	Illegal basement area per town	06-30-2022	TR	03		02	Bldg Permit Completed	
19-3048	09-16-2019	835	Sid/Wind/Roof/	5,060	06-30-2020	100	06-30-2020	Roof	02-11-2021	SR	02		03	Cycl Insp Comp	
									04-17-2020	WD			FR	Field Review	
									04-22-2015	JR	03		03	Cycl Insp Comp	
									09-30-2009	PT	02		14	Cyclical Inspection	
									12-01-2000	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
1	1010	Single Fam M-0	RD-	3	0.130 AC	176,344.00	5.85353	1.0000	5	1.00	0108	1.700		1.0000	1,754,799	228,100
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			228,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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		266,976			
Year Built		1961			
Effective Year Built		1990			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		26			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		74			
RCNLD		197,600			
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
FPL1	Fireplace 1 sto	B	1	5000.00	1988		74		0.00	3,700
BMT	Basement-Unfi	B	864	26.01	1988		74		0.00	17,700
SHED	Shed	L	32	18.00	1996		44		0.00	300
FEP	Enclosed porc	B	30	70.00	2020		96		0.00	3,800
BFA	Bsmt Fin-Avg	B	764	17.36			74		0.00	9,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	309.00	266,976
BMT	Basement Area	0	864	0	0.00	0
FEP	Enclosed Porch	0	30	0	0.00	0
Ttl Gross Liv / Lease Area		864	1,758	864		266,976

