

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
ABREU, FAUSTO SR & VALENZUELA, 214 OSTERVILLE WEST BARNSTABL OSTERVILLE MA 02655	1 Level	2 Public Water	3 Unpaved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	234,400	234,400		
		6 Septic			4	RES LAND	1010	162,200	162,200		
SUPPLEMENTAL DATA						Total				396,600	396,600
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 10614-T							
#DL 1 LOT 125		#DL 2		Life Estate							
GIS ID F_979902_2701741		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
ABREU, FAUSTO SR & VALENZUELA, G	C237360	0	10-17-2024	U	I	1	1F									
F&G CUSTOM BUILD INC	C235599	0	04-09-2024	Q	I	400,000	00	2025	1010	234,400	2024	1010	232,300	2023	1010	202,100
WIN WIN PROPERTIES LLC	235199	0	02-21-2024	Q	I	215,100	00		1010	162,200		1010	162,200		1010	156,000
SPENCER, PHILLIP L	D107875	0	12-11-2007	U	I	0	1A									
PINA, CHARLENE A & SPENCER, PHILLI	C139347	0	12-15-1995	Q	I	86,000	U									
Total								396,600	Total		394,500	Total		358,100		

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0104				HYAN						
NOTES				APPRAISED VALUE SUMMARY						
				Appraised Bldg. Value (Card)	208,000					
				Appraised Xf (B) Value (Bldg)	23,400					
				Appraised Ob (B) Value (Bldg)	3,000					
				Appraised Land Value (Bldg)	162,200					
				Special Land Value	0					
				Total Appraised Parcel Value	396,600					
				Valuation Method	C					
				Total Appraised Parcel Value	396,600					

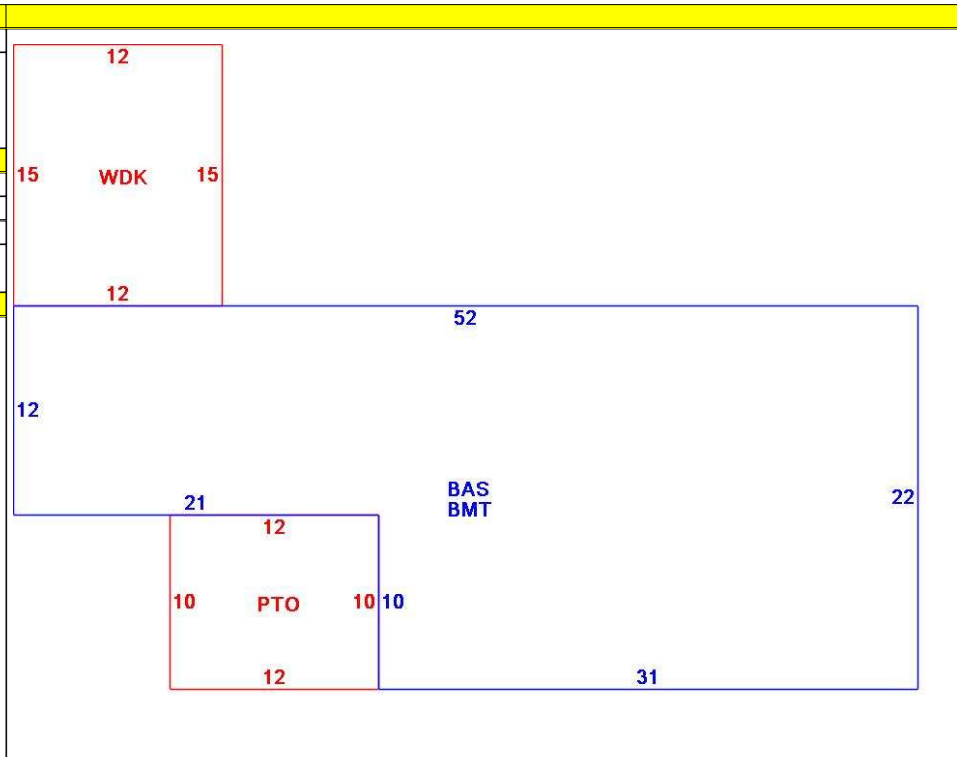
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
78574	08-12-2004	NW	New Windows	5,600	01-31-2005	100	01-01-2005		10-18-2024	AG	03		16	In Office Review	
									04-22-2020	WD			FR	Field Review	
									12-26-2017	KM	02		03	Cycl Insp Comp	
									01-31-2005	MF	04		44	Drive by inspection only	
									05-15-2002	PT	01		00	Meas/Listed-Interior Acces	
									08-15-1990	ME	02		01	Meas/Est	

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	RB	4	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0104	0.900			1.0000	158,709.6
1	1010	Single Fam M-0	RB	4	0.270	AC 14,250.00	1.00000	1.0000	0	1.00	0104	0.900			1.0000	3,500
Total Card Land Units					1.27	AC	Parcel Total Land Area					1.27	Total Land Value			162,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl 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	14	Carpet			
Interior Floor 2	12	Hardwood			
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	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	270,147
Year Built	1971
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	208,000
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	1993		77		0.00	3,900
WDC	Wood Decking	L	180	20.00	1996		54		0.00	2,400
PAT1	Patio- Average	L	120	5.89	1996		77		0.00	600
BMT	Basement-Unfi	B	934	26.01	1993		77		0.00	19,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	934	934	934	289.24	270,147
BMT	Basement Area	0	934	0	0.00	0
PTO	Patio	0	120	0	0.00	0
WDK	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		934	2,168	934		270,147

