

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
HOLIAN, JANET TR HOLIAN FAMILY REALTY TRUST 250 WINDSWEPT WAY		2	Above Street	6	Septic	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
				2	Public Water			1	Excel View	RESIDNTL	1010	1,962,600	1,962,600
OSTERVILLE MA 02655										RES LAND	1010	5,416,300	5,416,300
										Total 7,378,900 7,378,900			
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCEL B #DL 2 GIS ID F_950808_2686470						Plan Ref. 696/92 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

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 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
HOLIAN, JANET TR		33407	0073	10-28-2020		Q	I	7,250,000		00		Year	Code	Assessed	Year	Code	Assessed			
BLAKELEY, GERALD W III		26225	0069	04-06-2012		U	I	10		1		2025	1010	1,962,600	2024	1010	1,846,200			
BLAKELEY, GERALD W III & LUCY U		24025	0067	09-10-2009		Q	I	6,800,000		00			1010	5,416,300		1010	5,416,300			
MCDONOUGH, ALAN T		4753	0153	10-11-1985				0												
MCDONOUGH, ALAN T & KARIN G		2158	0038	03-07-1975		Q		210,000		U										
												Total		7,378,900	Total		7,262,500	Total		6,934,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF14			OSTVIL

NOTES													

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,158,000
Appraised Xf (B) Value (Bldg)	83,400
Appraised Ob (B) Value (Bldg)	721,200
Appraised Land Value (Bldg)	5,416,300
Special Land Value	0
Total Appraised Parcel Value	7,378,900
Valuation Method	C
Total Appraised Parcel Value	7,378,900

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-23-57	04-27-2023	809	Deck	20,000	05-23-2024	100	05-23-2024	Construct 216 s.f deck of Mas	05-23-2024	SR	02		02	Bldg Permit Completed
BLDR-22-16	01-30-2023	804	Addn Alt-Res	319,000	05-23-2024	100	05-23-2024	Construct new 16 x 16 gym an	06-27-2023	CK	03		16	In Office Review
BLDR-21-13	11-23-2021	882	Detached Acce	125,000	05-09-2023	100	06-30-2023	Construct pool house per plan	05-09-2023	SR	01		13	CALL BACK
BLDR-21-13	11-23-2021	804	Addn Alt-Res	125,000	05-09-2023	100	06-30-2023	Finish interior of existing detac	05-13-2022	SR	02		13	CALL BACK
BLDR-21-13	11-22-2021	880	Alt-Int work-Res	100,000	05-09-2023	100	06-30-2023	Convert two bedrooms (office	05-17-2021	SR	01		13	CALL BACK
BLDR-21-13	11-18-2021	882	Detached Acce	300,000	05-09-2023	100	06-30-2023	Construct new Carriage House	06-12-2020	WD			25	NO TRESPASSING
BLDR-21-11	09-29-2021	830	Pool - Inground	118,750	05-09-2023	100	06-30-2023	Install a 20x50' pool with an 8x	05-02-2016	SR	02		03	Cycl Insp Comp

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	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	WF14	28.000		1.0000	4,937,632	4,937,600	
1	1010	Single Fam M-0	RF-1	3	1.190	AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000		1.0000	399,000	474,800	
1	1010	Single Fam M-0	RF-1	3	0.280	AC	6,600.00	2.09523		M	1.00	WTLD	1.000		1.0000	13,828.32	3,900	
Total Card Land Units					2.47	AC	Parcel Total Land Area					2.47	Total Land Value					5,416,300

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HOLIAN, JANET TR HOLIAN FAMILY REALTY TRUST 250 WINDSWEPT WAY OSTERVILLE MA 02655		2	Above Street	6	Septic	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
				2	Public Water			1	Excel View	RESIDNTL	1010	1,962,600	1,962,600
								7		RES LAND	1010	5,416,300	5,416,300
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCEL B #DL 2 GIS ID F_950808_2686470						Plan Ref. 696/92 Land Ct# #SR Life Estate PP STATU Assoc Pid#							
										Total		7,378,900	7,378,900

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														Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
														2025	1010	1,962,600	2024	1010	1,846,200	2023	1010	1,001,000
															1010	5,416,300		1010	5,416,300		1010	5,933,200
										Total		7,378,900	Total		7,262,500	Total		6,934,200				

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
WF14				OSTVIL	Appraised Bldg. Value (Card)	1,158,000	
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NOTES												VISIT / CHANGE HISTORY					
												Date	Id	Type	Is	Cd	Purpost/Result

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
Total Card Land Units						Parcel Total Land Area						Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	06	Conventional									
Model	01	Residential									
Grade:	B	Custom									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	08	Propane				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	06	6 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	11	11 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	32	3 Full-2 Half				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	
FOPC	Open Prch-roo	B	24	55.00	1984		77		0.00	1,300	
WDC	Wood Decking	L	27	20.00	2022		96		0.00	1,900	
SPL3	Pool Gunite	L	1,000	75.00	2022		96	C	1.00	69,200	
JCZ1	Jacuzzi Outsid	L	1	9822.00	2022		96		0.00	9,400	
SPH4	Pool Heater 10	L	1	5454.00	2022		20		0.00	1,100	
SPC1	Pool Cover-Au	L	1,000	17.53	2022		96		0.00	16,800	
PHS3	Pool Hs/Good,	L	701	180.00	2022		98	C	1.00	123,700	
GSQT	Guest Quarter	L	1,144	122.81	2022		98	B	1.32	181,700	
WDC	Deck comp w	L	256	28.00	2023		100		0.00	7,600	
PATF	Flagstone Pav	L	1,248	30.00	2023		99		0.00	32,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
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										Total		7,378,900	Total		7,262,500	Total		6,934,200				

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			Total																

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Nbhd	Nbhd Name	B	Tracing	Batch
WF14				OSTVIL

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Rms Prts						Dep Ovr Comment					
Bath Split	32	3 Full-2 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
GEN1	Large Generat	L	1	29300.00	2023		98		0.00	28,700	
WDC	Wood Decking	L	168	20.00	2023		100		0.00	4,400	
FNC1	Fence C.L. 6'	L	232	26.45	2023		98		0.00	6,000	
FNG1	Gate 4'x3'w	L	1	301.53	2023		99	B	1.32	400	
BUILDING SUB-AREA SUMMARY SECTION											
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Ttl Gross Liv / Lease Area											

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250 WINDSWEPT WAY								7		RES LAND	1010	5,416,300	5,416,300
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