

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
OCONNOR, CHRISTOPHER B & MAR 290 OENOKE RIDGE ROAD NEW CANAAN CT 06840				1	Level		1	Paved	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
SUPPLEMENTAL DATA													
Alt Prcl ID				Split Zonin		Plan Ref.							VISION
BID Parcel				ResExpt Q		Land Ct# 15354-131							
#DL 1				LOT 227		#SR							
#DL 2						Life Estate							
GIS ID				F_954465_2687860		PP STATU							
						Assoc Pid#							
								Total		5,612,400	5,612,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OCONNOR, CHRISTOPHER B & MARY E	C192938	0	11-15-2010	Q	I	2,700,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LANGWAY, JAMES F	C179172	0	02-01-2006	U	I	100	1A	2025	1010	3,470,600	2024	1010	3,222,400	2023	1010	2,875,100
LANGWAY, JAMES F & DEIRDRE A	C162195	0	07-19-2001	U	V	650,000	1		1010	2,141,800		1010	2,141,800		1010	2,761,600
HURLEY, PATRICIA R TR	C151422	0	12-24-1998	Q	V	386,000	00									
OSBORN, DONALD R	C118028	0	07-15-1989	U	V	1	1B									
								Total		5,612,400	Total		5,364,200	Total		5,636,700

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0118			OSTVIL

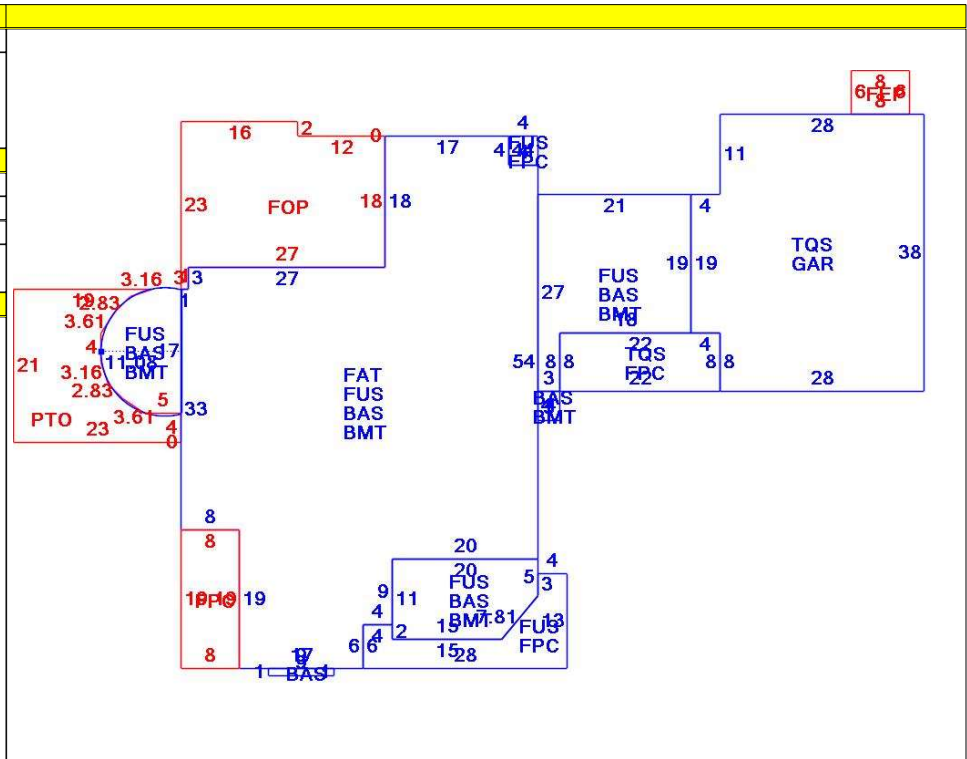
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-1869	07-06-2018	880	Alt-Int work-Res	7,500	05-07-2019	100	06-30-2019	FINISH A STORAGE SPACE I	06-12-2020	WD			25	NO TRESPASSING
16-2760	10-06-2016	804	Addn Alt-Res	400,000	05-08-2017	100	06-30-2017	construct renovate sunroom wi	07-16-2019	SR	01		02	Bldg Permit Completed
16-503	03-15-2016	830	Pool - Inground	78,000	05-08-2017	100	06-30-2017	Inground 17x42 Inground pool	05-23-2017	MS	01		02	Bldg Permit Completed
16-180	02-17-2016	804	Addn Alt-Res	100,000	05-08-2017	100	06-30-2017	CONSTRUCT NEW POOL HO	06-15-2016	JR	03		16	In Office Review
201506754	10-26-2015	DE	Demolish	2,000	05-18-2016	100	06-30-2016	DEMO POOL HOUSE	06-02-2016	SR	01		13	CALL BACK
201506753	10-26-2015	DE	Demolish	3,500	05-18-2016	100	06-30-2016	DEMOLITION OF EXISITNG	08-24-2015	AL	22		22	Change of Address
74674	02-10-2004	RW	Repair Work	500,000	12-07-2004	100	01-01-2005		08-24-2012	JR	03		20	Sale 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	1010	Single Fam M-0	RF-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0119	12.000			1.0000	2,116,128
1	1010	Single Fam M-0	RF-1	3	0.150	AC 14,250.00	1.00000	1.0000	0	1.00	0119	12.000			1.0039	171,000
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value			2,141,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2	2 Stories			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	3,340,729
Year Built	2002
Effective Year Built	2011
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	3,006,700
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
FPL2	Fireplace 1.5 s	B	4	6000.00	2009		90		0.00	21,600
GAR	Attached Gara	B	1,140	40.00	2009		90		0.00	31,100
BMT	Basement-Unfi	B	3,379	26.01	2009		90		0.00	62,800
FOPC	Open Prch-roo	B	515	55.00	2009		90		0.00	17,000
SPL3	Pool Gunite	L	714	75.00	2016		84	00	1.00	46,200
PHS2	Pool Hs/Avg.pl	L	456	120.00	2016		92	A-	1.48	74,500
FOPD	FOP-CONCR	L	528	31.41	2016		92	A-	1.48	15,800
FEP	Enclosed porc	B	48	70.00	2009		90		0.00	4,600
FOP	Open Porch-ro	B	539	55.00	2009		90		0.00	18,600
PATC	Conc Pavers	L	325	15.46	2016		94		0.00	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,388	3,388	3,388	408.20	1,382,990
BMT	Basement Area	0	3,379	0	0.00	0
FAT	Attic, Finished	387	2,578	387	61.28	157,974
FEP	Enclosed Porch	0	48	0	0.00	0
FOP	Open Porch	0	539	0	0.00	0
FPC	Open Porch Conc. Floor	0	515	0	0.00	0
FUS	Upper Story	3,554	3,554	3,554	408.20	1,450,752
GAR	Attached Garage	0	1,140	0	0.00	0
PTO	Patio	0	325	0	0.00	0
TQS	Three Quarter Story	855	1,316	855	265.21	349,013
Ttl Gross Liv / Lease Area		8,184	16,782	8,184		3,340,729



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							RESIDNTL	1010	3,470,600	3,470,600	
							RES LAND	1010	2,141,800	2,141,800	
SUPPLEMENTAL DATA							Total		5,612,400	5,612,400	VISION
Alt Prcl ID			Split Zonin			Plan Ref.					
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#DL 2						#SR					
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											1010	2,141,800		1010	2,141,800		1010	2,761,600
										Total		5,612,400	Total		5,364,200	Total		5,636,700

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total								Appraised Bldg. Value (Card)					3,006,700
								Appraised Xf (B) Value (Bldg)					283,500
								Appraised Ob (B) Value (Bldg)					180,400
								Appraised Land Value (Bldg)					2,141,800
								Special Land Value					0
								Total Appraised Parcel Value					5,612,400
								Valuation Method					C
								Total Appraised Parcel Value					5,612,400

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
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Exterior Wall 2						Parcel Id		C		Owne	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	02	Oil				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	05	5 Bedrooms				Remodel Rating					
Full Baths	5					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	12	12 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	51	5 Full-1 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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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	
PATC	Conc Pavers	L	1,338	15.46	2016		94		0.00	16,800	
WDC	Wood Deck w/	L	480	18.00	2016		94		0.00	7,700	
SPH2	Pool Heater 50	L	1	3081.00	2016		94		0.00	2,900	
SPC1	Pool Cover-Au	L	714	17.53	2016		94		0.00	11,800	
BFA2	Bsmt Fin-VG-	B	2,366	54.47	2009		90		0.00	116,000	
BFA2	Bsmt Fin-VG-	B	240	54.47	2009		90		0.00	11,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											