

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION			
KOELBEL, BRIAN C & RYAN, TRACY 220 BAY ST OSTERVILLE MA 02655				1	Level	2	Public Water	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed				
						4	Gas			1	Excel View	RESIDENTL		1010	2,274,900		2,274,900				
						6	Septic			7		RES LAND		1010	6,487,200		6,487,200				
SUPPLEMENTAL DATA																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 14 #DL 2 GIS ID F_958163_2691656								Plan Ref. Land Ct# 26772-L #SR Life Estate PP STATU Assoc Pid#													
Total												8,762,100		8,762,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
KOELBEL, BRIAN C & RYAN, TRACY A MOORE, ROBERT B JR & AMANDA K KOHLMAS, VIRGINIA A VAN AMSTERDAM, JOHN C & A W F D I C				C219229	0	04-26-2019	U	I	2,271,250		1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				C172360	0	03-15-2004	U	I	1,800,000		1A	2025	1010	2,274,900	2024	1010	2,145,800	2023	1010	1,913,900	
				C135091	0	09-15-1994	Q	I	875,000		U		1010	6,487,200		1010	2,358,900		1010	3,069,300	
				C128860	0	12-15-1992	U	I	750,000		L										
				C128470	0	11-15-1992	U	I	761,000		L										
Total												8,762,100		Total		4,504,700		Total		4,983,200	
EXEMPTIONS						OTHER ASSESSMENTS															
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor						
2023	5C	RESIDENTIAL EXEMPTION																			
Total				0.00																	
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value						1,980,800					
WF12								OSTVIL								133,000					
																161,100					
																6,487,200					
																0					
																8,762,100					
NOTES																C					
																8,762,100					
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						
SM-21-109	09-15-2021	834	Sheet Metal	10,000	06-30-2022	100	06-30-2022	Duct Work		09-30-2024	CK	03		16	In Office Review						
B-20-2859	12-02-2020	882	Detached Acce	129,000	06-30-2022	100	06-30-2022	Construct New Detached two c		08-09-2022	TR	03		16	In Office Review						
B-20-2850	12-02-2020	804	Addn Alt-Res	1,492,987	06-30-2022	100	06-30-2022	Remove existing garage & kitc		07-08-2022	SR	01		02	Bldg Permit Completed						
20-2981	11-16-2020	810	Demolition	10,000	04-06-2021	100	06-30-2021	Demo only selective areas of e		04-26-2022	CK	02		13	CALL BACK						
25251	08-26-1997	AD	Addition	160,000	03-31-1998	100	01-01-1999	COMPLETE		04-28-2021	BM	22		22	Change of Address						
B35684	03-01-1993	AD	Addition	5,000	01-15-1994	100	12-31-1994	OS WINDOW		04-06-2021	SR	02		13	CALL BACK						
B29902	09-01-1986	AD	Addition	80,000	01-15-1988	100	12-31-1988	OS ADD'N		06-05-2020	WD			FR	Field 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	WF12	33.000	RESIDUAL		1.0000	5,819,352	5,819,400			
1	1010	Single Fam M-0	RF-1	3	1.420	AC	14,250.00	1.00000	1.0000	0	1.00	WF12	33.000			1.0000	470,250	667,800			
Total Card Land Units					2.42	AC	Parcel Total Land Area					2.42	Total Land Value					6,487,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	X-	Exceptional Mi			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 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			2,021,211
Year Built			2021
Effective Year Built			2022
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			2
Functional Obsol			0
External Obsol			0
Trend Factor			1
Condition			
Condition %			
Percent Good			98
RCNLD			1,980,800
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
DKAV	Dock-Ave	L	1	100000.0	1984		20		0.00	20,000
BMT	Basement-Unfi	B	2,560	26.01			98		0.00	53,400
FGR3	Garage-Good-	L	837	60.00	2020		96	X+	2.50	120,500
GAR	Attached Gara	B	758	40.00			98		0.00	24,500
FOPC	Open Prch-roo	B	716	55.00			98		0.00	25,400
WDC	Deck comp w	L	890	28.00	2020		92		0.00	20,600
FOP	Open Porch-ro	B	108	55.00			98		0.00	5,700
BFA	Bsmt Fin-Avg	B	1,408	17.36			98		0.00	24,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,560	2,560	2,560	507.08	1,298,118
BMT	Basement Area	0	2,560	0	0.00	0
FOP	Open Porch	0	108	0	0.00	0
FPC	Open Porch Conc. Floor	0	716	0	0.00	0
FUS	Upper Story	506	506	506	507.08	256,581
GAR	Attached Garage	0	758	0	0.00	0
TQS	Three Quarter Story	920	1,416	920	329.46	466,511
WDK	Wood Deck	0	890	0	0.00	0
Ttl Gross Liv / Lease Area		3,986	9,514	3,986		2,021,210

