

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COPPA, NICHOLAS D & MILLIE L TRS NICHOLAS D & MILLIE L COPPA LIV T 195 BUNKER HILL ROAD						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
					7	RESIDENTL	1010	2,444,900	2,444,900	
						RES LAND	1010	1,257,400	1,257,400	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
OSTERVILLE MA 02655		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 173; LOT 177 #DL 2		Plan Ref. Land Ct# 5725-63; 5725-64 #SR Life Estate PP STATU		Assoc Pid#		3,702,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COPPA, NICHOLAS D & MILLIE L TRS		C230213	0	06-13-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
COPPA, NICHOLS D & MILLIE L		C200571	0	06-07-2013	Q	V	1,921,250	00	2025	1010	2,444,900	2024	1010	2,257,800
BLUE DIAMOND OSTERVILLE LLC		C194869	0	08-02-2011	U	V	300,000	1		1010	1,257,400	2023	1010	1,940,400
BLUE DIAMOND OSTERVILLE LLC		C194867	0	08-02-2011	U	V	200,000	1						1,153,200
KELLER, DEVONIA M		C164884	0	04-12-2002	U	V	15,000	1	Total		3,702,300	Total		3,515,200
										Total		Total		3,093,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			

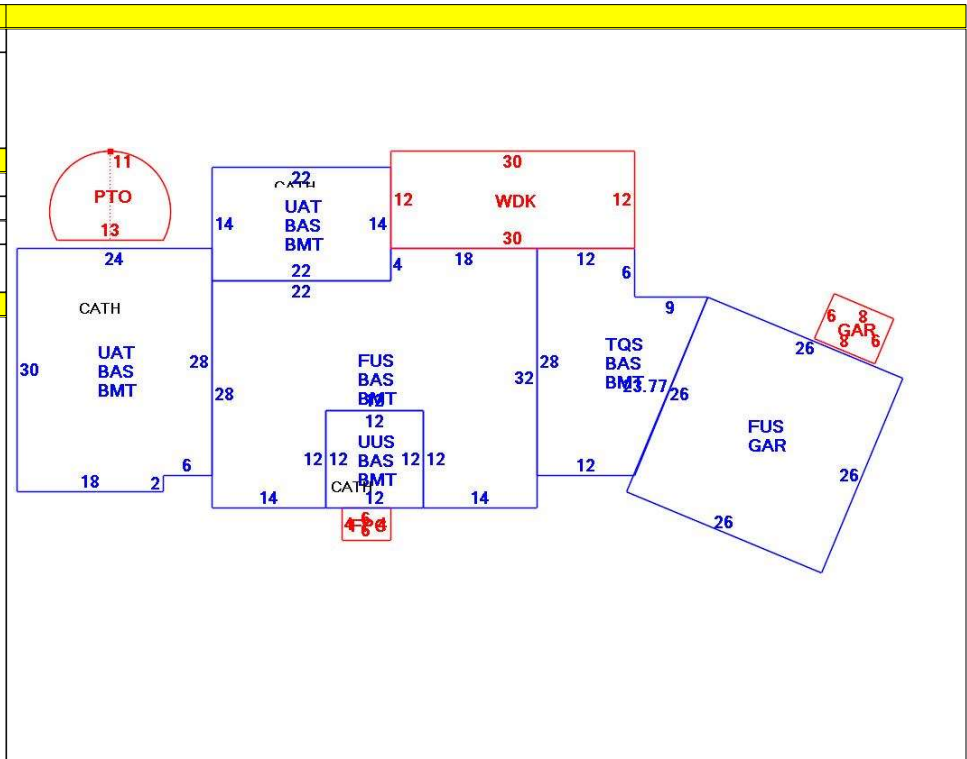
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	2,088,900		
Appraised Xf (B) Value (Bldg)	208,100		
Appraised Ob (B) Value (Bldg)	147,900		
Appraised Land Value (Bldg)	1,257,400		
Special Land Value	0		
Total Appraised Parcel Value	3,702,300		
Valuation Method	C		
Total Appraised Parcel Value	3,702,300		

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-24-11	09-27-2024	809		50,000		0		add new deck space off of curr	06-05-2020	WD			FR	Field Review	
BLDR-23-94	10-05-2023	832	Shd-Res 200sf	30,000		0		The Barn Yard Enterprises, Inc	06-30-2016	SR	01		02	Bldg Permit Completed	
BLDR-23-10	08-30-2023	830	Pool - Inground	188,000		0		Install a 20x40 inground gunite	07-14-2015	RB	01		13	CALL BACK	
SHED-23-7	07-21-2023	863	Shed Registrati	0		0			09-30-2014	GC	03		16	In Office Review	
18-160	01-24-2018	880	Alt-Int work-Res	30,000		0		Master Bath Remodel	09-13-2012	TP	03		16	In Office Review	
17-1251	04-28-2017	822	Insulation	8,200	06-30-2017	100	06-30-2017	WEATHERIZATION	07-06-2012	RB	03		16	In Office Review	
201407891	11-14-2014	FB	Finish Basemen	28,000	03-29-2016	100	06-30-2016	WE PROPOSE TO ADD 1/2 B	05-03-2012	RB	03		16	In Office 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	0114	6.500		1.0000	1,146,236	1,146,200
1	1010	Single Fam M-0	RF-1	3	1.200	AC 14,250.00	1.00000	1.0000	0	1.00	0114	6.500		1.0000	92,625	111,200
Total Card Land Units					2.20	AC	Parcel Total Land Area					2.20	Total Land Value			1,257,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
<b>CONDO DATA</b>					
Roof Structure	07	Gambrel	Parcel Id	C	Ownr 0.0
Roof Cover	03	Asph/F Gls/Cmp		B	S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2	06	Cust Wd Panel	Condo Flr		Factor%
Interior Floor 1	09	Pine/Soft Wood	Condo Unit		
Interior Floor 2	14	Carpet	<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Building Value New		2,246,076
Heat Type	04	Hot Air	Year Built		2011
AC Type	03	Central	Effective Year Built		2015
Bedrooms	05	5 Bedrooms	Depreciation Code		A
Full Baths	5		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		7
Total Rooms	11		Functional Obsol		0
Bath Style	03	Modern	External Obsol		0
Kitchen Style	02	Modernized	Trend Factor		1
Occupancy			Condition		
Sewer Occupan			Condition %		
Accessory Apt			Percent Good		93
Foundation Alt	01	Poured Conc.	RCNLD		2,088,900
Rms Prts			Dep % Ovr		
Bath Split	51	5 Full-1 Half	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
WDC	Wood Decking	L	360	20.00	2011		84		0.00	5,900
BMT	Basement-Unfi	B	2,643	26.01	2013		93		0.00	52,100
FOPC	Open Prch-roo	B	24	55.00	2013		93		0.00	1,600
GAR	Attached Gara	B	724	40.00	2013		93		0.00	22,400
FPL3	Fireplace 2 sto	B	1	7000.00	2013		93		0.00	6,500
PATC	Conc Pavers	L	700	15.46	2011		92		0.00	9,400
GAR4	Det Gar-w/FU	L	676	120.00	2011		87	A+	1.81	127,700
BFA3	Bsmt Fin-Exc-	B	2,130	63.36	2013		93		0.00	125,500
FPIT	Fire Pit	L	1	3010.00	2011		87	C	1.00	2,600
PATC	Conc Pavers	L	137	15.46	2011		92		0.00	2,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,643	2,643	2,643	460.49	1,217,079
BMT	Basement Area	0	2,643	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
FUS	Upper Story	1,724	1,724	1,724	460.49	793,887
GAR	Attached Garage	0	724	0	0.00	0
PTO	Patio	0	137	0	0.00	0
TQS	Three Quarter Story	283	435	283	299.58	130,319
UAT	Attic, Unfinished	0	1,016	102	46.23	46,970
UUS	Upper Story, Unfinished	0	144	122	390.14	56,180
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		4,650	9,850	4,874		2,244,435

