Property Location 5 EEL RIVER ROAD | Map ID 116/ 113/ / / | Bldg Name | State Use 1010
Vision ID 6689 | Account # 56904 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 7:48:12 A

CURRENT OWNER

CAPPELLUCCI, DAVID F TR
DAVID F CAPPELLUCCI REV TRUST
31 EEL RIVER ROAD

OSTERVILLE MA 02655

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	6	Septic	1	Paved	9	Rear Location
		4	Gas			1	Marginal View
		2	Public Water			7	

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	70/19
Split Zonin	RC;RF-1	Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 8	PP STATU	A:Active
#DL 2			
GIS ID	F_959173_2689415	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	1,987,100	1,987,100
RES LAND	1010	2,192,000	2,192,000
Total		4,179,100	4,179,100

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
CAPPELLUCCI, DAVID F TR	34394	249	08-18-2021	U	I	1	1F
CAPPALLUCCI, DAVID	34055	143	04-28-2021	U	I	2,050,000	1V
BANKS, TRACY J TR	28656	0074	01-30-2015	U	I	800,000	1J
MULLIN, BARBARA C & BANKS, TRACY J	28656	0066	01-30-2015	U	I	800,000	1J
MULLIN, BARBARA C	12652	0236	11-08-1999	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	1,987,100	2024	1010	1,445,100	2023	1010	474,700
	1010	2,192,000		1010	2,192,000		1010	1,753,600
	Total	4,179,100		Total	3,637,100		Total	2,228,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0120				OSTVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,917,100
Appraised Xf (B) Value (Bldg)	43,300
Appraised Ob (B) Value (Bldg)	26,700
Appraised Land Value (Bldg)	2,192,000
Special Land Value	0
Total Appraised Parcel Value	4,179,100
Valuation Method	C
Total Appraised Parcel Value	4,179,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BLDR-22-95	09-27-2022	824	New Cons1-2fa	1,600,000	10-20-2023	100	06-30-2024	Demolish existing Structure an
BLDR-22-97	09-21-2022	810	Demolition	50,000	06-14-2023	100	06-30-2023	Demolish existing 6 bedroom
B16720	11-01-1973	DE	Demolish	0	01-15-1974	100	01-15-1975	OS GAR

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-19-2024	AG	22		22	Change of Address
10-20-2023	SR	02		02	Bldg Permit Completed
06-14-2023	SR	01	6	13	CALL BACK

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	SPLI	3	0.940	AC	176,344.00	1.05790	1.0000	5	1.00	0120	12.500	BEACH RIGHTS	1.0000	2,331,937	2,192,000

Total Card Land Units 0.94 AC | Parcel Total Land Area 0.94 | Total Land Value 2,192,000

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CONSTRUCTION DETAIL

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	05	Drywall
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	05	5 Bedrooms
Full Baths	5	
Half Baths	1	
Extra Fixtures		
Total Rooms	8	8 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Sewer Occupan		
Accessory Apt		
Foundation Alt	09	Blk/Pour Ftgs
Rms Prts		
Bath Split	51	5 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

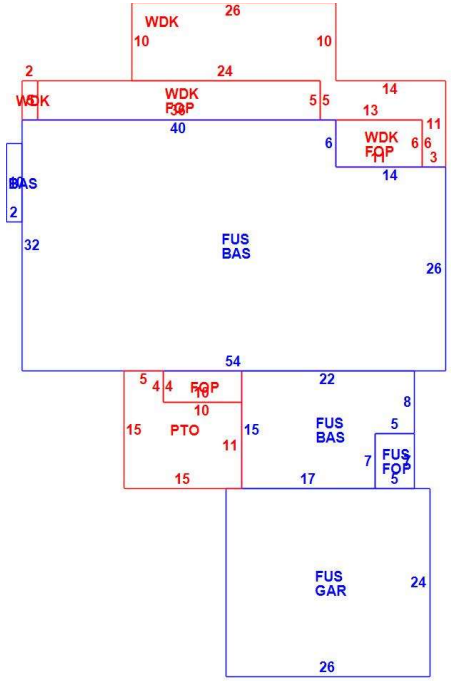
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	1,936,474
Year Built	2022
Effective Year Built	2023
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	99
RCNLD	1,917,100
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
GAR	Attached Gara	B	624	40.00			99		0.00	21,400
FPLG	Gas Fireplace-	B	1	2500.00			99		0.00	2,500
FPL3	Fireplace 2 sto	B	1	7000.00			99		0.00	6,900
FOP	Open Porch-ro	B	321	55.00			99		0.00	12,500
WDC	Deck comp w	L	614	28.00	2022		96		0.00	15,200
PATF	Flagstone Pav	L	185	30.00	2023		99		0.00	6,100
GEN	Emergency Ge	L	1	5550.00	2023		98		0.00	5,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,959	1,959	1,959	424.95	832,467
FOP	Open Porch	0	321	0	0.00	0
FUS	Upper Story	2,598	2,598	2,598	424.95	1,104,007
GAR	Attached Garage	0	624	0	0.00	0
PTO	Patio	0	185	0	0.00	0
WDK	Wood Deck	0	614	0	0.00	0
	Ttl Gross Liv / Lease Area	4,557	6,301	4,557		1,936,474