

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MCMaster, JOANNE O  30 BOB WHITE CIRCLE  OSTERVILLE MA 02655		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	406,200	406,200
				2	Public Water			7		RES LAND	1010	182,600	182,600
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 11 #DL 2 GIS ID F_961372_2696790						Plan Ref. 385/97 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		588,800	588,800

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MCMaster, JOANNE O		23835	0171	06-25-2009		U	I			0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCMaster, DAVID W & JOANNE		11390	0165	04-29-1998		Q	I			163,500	00	2025	1010	406,200	2024	1010	384,400	2023	1010	341,200
DONNELLY, KEVIN J & CATHERINE		4401	0092	01-15-1985		Q	I			109,400	U		1010	182,600			182,600			180,400
LEBEL, DOUGLAS & SOLLOWS, JEFFRE		4203	0245	08-15-1984		U	V			170,000	N	Total		588,800	Total		567,000	Total		521,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00				
2025	41C	SENIOR					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			OSTVIL

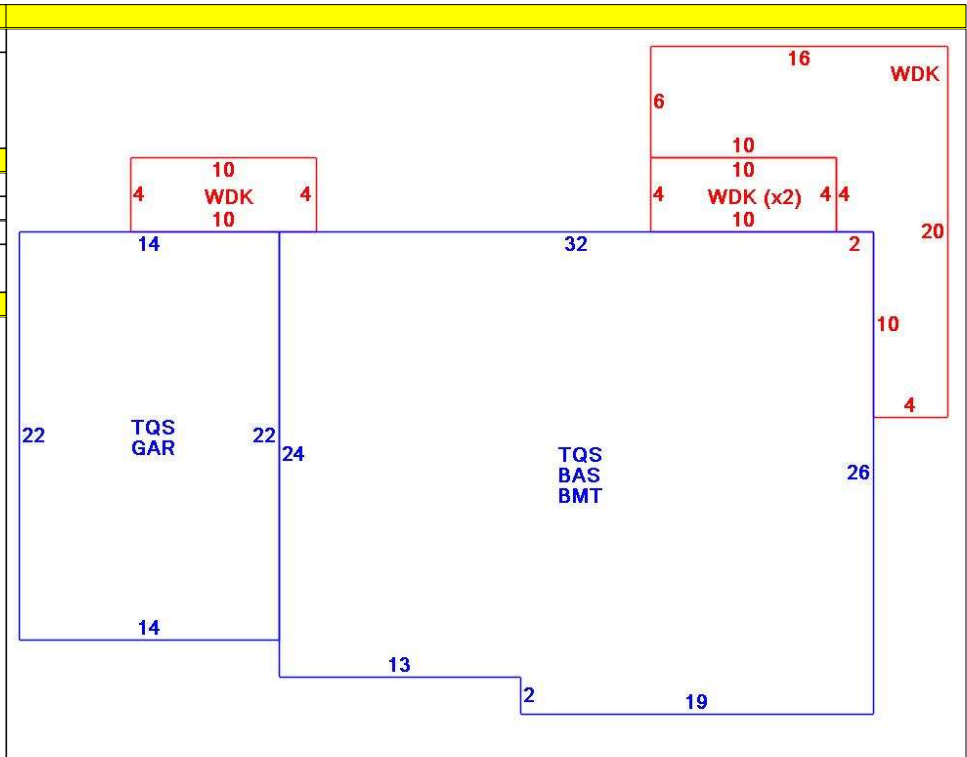
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	363,100
Appraised Xf (B) Value (Bldg)	35,200
Appraised Ob (B) Value (Bldg)	7,900
Appraised Land Value (Bldg)	182,600
Special Land Value	0
Total Appraised Parcel Value	588,800
Valuation Method	C
Total Appraised Parcel Value	588,800

NOTES									

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
EXPR-24-8	06-28-2024	835		4,253		0		Air sealing, weather strip and		08-20-2024	EG	03		16	In Office Review
201003950	08-04-2010	OB	Out Building		02-20-2020	100	06-30-2020	10X12 SHED		08-18-2023	EG	03		16	In Office Review
56331	10-19-2001	NR	New Roof	4,650	11-13-2001	100	01-01-2002			09-01-2022	JO			16	In Office Review
B27119	10-01-1984	DW	Dwelling	0	01-15-1985	100	06-30-1985	OS 11/2 S		09-01-2022	EG	03		16	In Office Review
										08-25-2022	EG	03		16	In Office Review
										03-21-2022	LH	03		16	In Office Review
										05-26-2020	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	RC	3	0.520	AC	176,344.00	1.73169	1.0000	5	1.00	0106	1.150		1.0000	351,171.4	182,600	
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value					182,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
Parcel Id			C	Ownr	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New				437,412	
Year Built				1984	
Effective Year Built				2002	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				17	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				83	
RCNLD				363,100	
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		83		0.00	5,000
WDC	Wood Decking	L	280	20.00	1999		60		0.00	3,500
GAR	Attached Gara	B	308	40.00	2000		83		0.00	11,300
BMT	Basement-Unfi	B	806	26.01	2000		83		0.00	18,900
SHED	Shed	L	120	18.00	2019		100		0.00	2,200
SHED	Shed	L	120	18.00	2019		100		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	806	806	806	285.89	230,427
BMT	Basement Area	0	806	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	724	1,114	724	185.80	206,984
WDK	Wood Deck	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		1,530	3,314	1,530		437,411

