

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										
MERRIGAN, BARBARA 154 SCUDDER ROAD OSTERVILLE MA 02655												Description		Code	Assessed		Assessed		801 FY2025 BARNSTABLE, MA VISION			
												RESIDENTL	1010	723,100		723,100						
										7		RES LAND	1010	839,200		839,200						
				SUPPLEMENTAL DATA																		
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 18A #DL 2 GIS ID F_961801_2689442						Plan Ref. 146/63 Land Ct# #SR Life Estate PP STATU Assoc Pid#												
										Total		1,562,300		1,562,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
MERRIGAN, BARBARA COSTELLO, STEPHEN M & NANCY M PARENT, LOUIS M & CAROLYN M				22548	0114	12-18-2007	Q	I	1,025,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				13735	0097	04-17-2001	Q	I	280,000		1	2025	1010	723,100	2024	1010	686,000	2023	1010	617,800		
				7466	0112	03-15-1991	Q	I	120,000		U		1010	839,200		1010	839,200		1010	693,500		
										Total		1,562,300		Total		1,525,200		Total		1,311,300		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		Number	Amount	Comm Int											
				Total	0.00									APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 630,100 Appraised Xf (B) Value (Bldg) 68,200 Appraised Ob (B) Value (Bldg) 24,800 Appraised Land Value (Bldg) 839,200 Special Land Value 0 Total Appraised Parcel Value 1,562,300 Valuation Method C Total Appraised Parcel Value 1,562,300								
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0112								OSTVIL														
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-22-1	09-02-2022	835	Sid/Wind/Roof/	12,367		100		Replace 4 windows; no structu		06-02-2020	WD			FR	Field Review							
18-957	04-06-2018	822	Insulation	1,229		100		Insulation. Air Sealing, Insulate		06-30-2016	SR	01		02	Bldg Permit Completed							
201501378	03-23-2015	RW	Repair Work	50,000	04-08-2016	100	06-30-2016	REPAIR HOME FROM WATE		01-30-2015	JR	03		16	In Office Review							
201404355	07-07-2014	IN	Insulation	1,239	06-30-2015	100	06-30-2015	IN - AIR SEAL; INSULATE KN		07-08-2008	KLP	03		16	In Office Review							
76250	04-27-2004	AD	Addition	25,000	06-22-2005	100	01-01-2005			04-26-2007	PT	02		14	Cyclical Inspection							
53156	04-27-2001	AD	Addition	158,495	01-01-2002	100	06-30-2002			06-22-2005	MF	02		02	Bldg Permit Completed							
										08-13-2003	PT	02		01	Meas/Est							
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	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0112	5.500				1.0000	2,331,020	839,200			
					Total Card Land Units		0.36	AC	Parcel Total Land Area				0.36						Total Land Value		839,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 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	716,076
Year Built	1959
Effective Year Built	2009
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	630,100
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	2	6000.00	2007		88		0.00	10,600
FPO	Ext FP Openin	B	1	2000.00	2007		88		0.00	1,800
FGR3	Garage-Good-	L	288	60.00	2004		80	00	1.00	13,800
PAT2	Patio-Good	L	1,590	9.94	2002		83		0.00	11,000
FOPC	Open Prch-roo	B	36	55.00	2007		88		0.00	2,000
BMT	Basement-Unfi	B	1,040	26.01	2007		88		0.00	24,000
BFA1	Bsmt Fin-Goo	B	1,040	32.56	2007		88		0.00	29,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,784	1,784	1,784	284.38	507,339
BMT	Basement Area	0	1,040	0	0.00	0
FPC	Open Porch Conc. Floor	0	36	0	0.00	0
PTO	Patio	0	1,590	0	0.00	0
TQS	Three Quarter Story	676	1,040	676	184.85	192,243
UAT	Attic, Unfinished	0	576	58	28.64	16,494
Ttl Gross Liv / Lease Area		2,460	6,066	2,518		716,076

