

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KRAU, JENNIFER & ROBERT TRS AAK REALTY TRUST 30 KING ARTHUR DRIVE OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	396,400	396,400
			6 Septic		7	RES LAND	1010	177,000	177,000
SUPPLEMENTAL DATA						Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5 #DL 2 GIS ID F_962214_2700143		Plan Ref. Land Ct# 34608-B #SR Life Estate PP STATU Assoc Pid#		573,400			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KRAU, JENNIFER & ROBERT TRS		C229749	0	04-26-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
KRAU, JENNIFER ELISE & ROBERT BRU		C221328	0	12-09-2019	Q	I	354,500	00	2025	1010	396,400	2024	1010	370,700	
WILLIAMSON, JAMES TR		D738140	0	08-31-1998	U	I	0	1A		1010	177,000	2023	1010	328,800	
FEROLA, FRANCIS A TR		C122656	0	02-15-1991	U	I	100	1A						174,900	
FEROLA, FRANCIS A		C75145	0	08-14-1978	U		0		Total						
								573,400		Total		547,700		Total	
										503,700					

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	5C	RESIDENTIAL EXEMPTION	0.00				
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)	356,900
Appraised Xf (B) Value (Bldg)	37,200
Appraised Ob (B) Value (Bldg)	2,300
Appraised Land Value (Bldg)	177,000
Special Land Value	0
Total Appraised Parcel Value	573,400
Valuation Method	C
Total Appraised Parcel Value	573,400

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	
20-1497	06-17-2020	804	Addn Alt-Res	26,957		100		Replacement of 12 windows a Kneewall Rigid Board , Kneew	11-13-2020	PK	03		16	In Office Review	
20-136	01-15-2020	822	Insulation	2,751		100			11-13-2020	LH	03		22	Change of Address	
									05-27-2020	LS			FR	Field Review	
									02-25-2020	SAF			20	Sale Review	
									10-03-2016	NF	03		16	In Office Review	
									09-26-2016	KM	02		03	Cycl Insp Comp	
									04-07-2014	JR	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	RC	3	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0106	1.150		1.0000	442,411.8	177,000
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value				177,000

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					
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
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			

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	440,613
Year Built	1978
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	356,900
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	1997		81		0.00	4,900
WDC	Wood Decking	L	144	20.00	1997		56		0.00	2,300
GAR	Attached Gara	B	308	40.00	1997		81		0.00	11,000
BMT	Basement-Unfi	B	988	26.01	1997		81		0.00	21,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	265.27	262,087
BMT	Basement Area	0	988	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	642	988	642	172.37	170,303
UAT	Attic, Unfinished	0	308	31	26.70	8,223
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,630	3,724	1,661		440,613

