

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
FRATALIA, STEPHEN R & ANNE K 58 KING ARTHUR DRIVE OSTERVILLE MA 02655	1 Level	2 Public Water				Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	341,900	341,900		
		6 Septic		7		RES LAND	1010	184,500	184,500		
SUPPLEMENTAL DATA						Total				526,400	526,400
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 34608-B (SH 1)							
#DL 1 LOT 8		#DL 2		Life Estate							
GIS ID F_962331_2699828		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FRATALIA, STEPHEN R & ANNE K SYLVESTER, MARK F & REGINA M ZYSK, JOSEPH E HAMMOND, JOHN J & VIRGINIA E	C222693	0	06-15-2020	Q	I	310,000	00	Year	Code	Assessed	Year	Code	Assessed			
	C177754	0	08-26-2005	Q	I	386,000	00	2025	1010	341,900	2024	1010	334,700			
	C175344	0	12-15-2004	Q	I	297,500	00		1010	184,500	2023	1010	288,800			
	C92370	0	06-15-1983	Q	I	71,000	U	Total		526,400	Total		519,200	Total		471,100

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2022	5C	RESIDENTIAL EXEMPTION											
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0106			OSTVIL						
NOTES								Appraised Bldg. Value (Card)	296,100
								Appraised Xf (B) Value (Bldg)	43,400
								Appraised Ob (B) Value (Bldg)	2,400
								Appraised Land Value (Bldg)	184,500
								Special Land Value	0
								Total Appraised Parcel Value	526,400
								Valuation Method	C
								Total Appraised Parcel Value	526,400

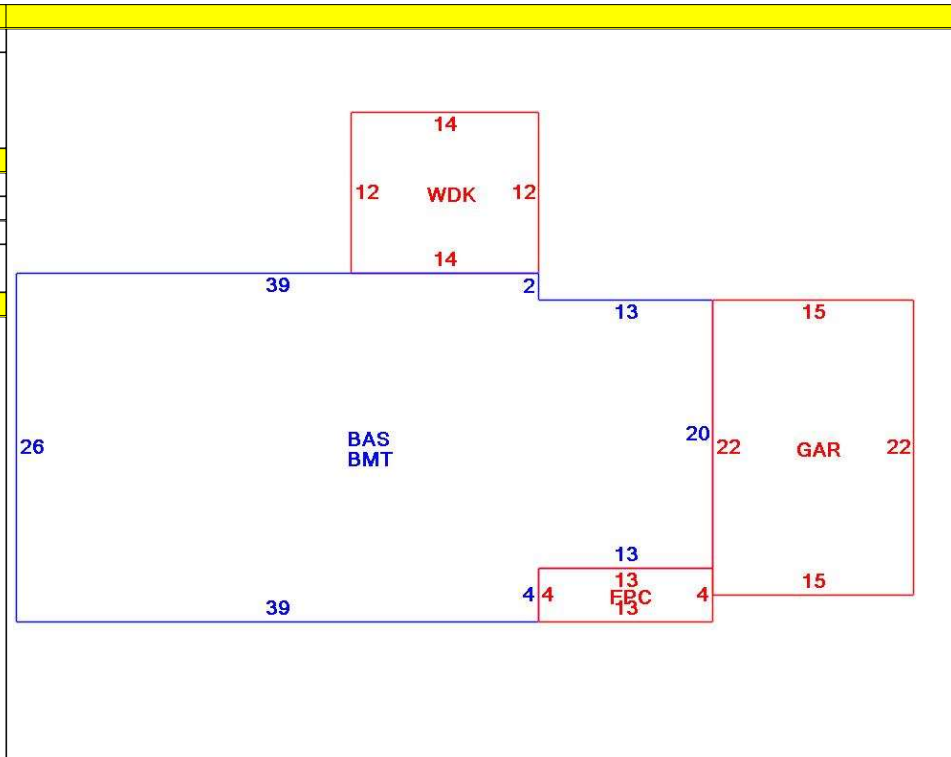
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-3 81554	03-12-2021 01-04-2005	835 WD	Sid/Wind/Roof/ Wood Deck	4,000 10,000	06-30-2005	100	06-30-2005	Air seal the attic and basement DECK 10X14-REROOF-RESI	03-24-2022 05-27-2020 09-26-2016 06-21-2007 03-02-2005	TR LS KM PT GB	03 02 02		16 FR 03 14 03	In Office Review Field Review Cycl Insp Comp Cyclical Inspection Cycl Insp Comp

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	0.540	AC	176,344.00	1.68474	1.0000	5	1.00	0106	1.150		1.0000	341,666.5	184,500
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value				184,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 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	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	365,523
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	296,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	1997		81		0.00	4,100
WDC	Wood Decking	L	168	20.00	1997		56		0.00	2,400
FOPC	Open Prch-roo	B	52	55.00	1997		81		0.00	2,400
GAR	Attached Gara	B	330	40.00	1997		81		0.00	11,500
BMT	Basement-Unfi	B	1,274	26.01	1997		81		0.00	25,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,274	1,274	1,274	286.91	365,523
BMT	Basement Area	0	1,274	0	0.00	0
FPC	Open Porch Conc. Floor	0	52	0	0.00	0
GAR	Attached Garage	0	330	0	0.00	0
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,274	3,098	1,274		365,523

