

Key: 5182

Town of OAK BLUFFS - Fiscal Year 2022

11/5/2021 6:55 pm SEQ #: 5.377

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GRANT HALCOTT G TR 16 ATLANTIC AVENUE REALTY TRUST 37 SILVER HILL RD WESTON, MA 02493				2-61-2				16 ATLANTIC AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRANT HALCOTT G TR				07/02/2012	O	560,000	1285-292				
RHONE SYLVIA M				05/25/2001	N	977,000	835-395				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP562		1	New Construc		10/07/2021	WP	100	100
BP1027	09/04/2019	4	Outbuildings		09/03/2020	WP	100	100
		3	Renovations		11/07/2018	WP	100	100
MS454	11/14/2017	3	Renovations		12/15/2017	WP	95	95
BP562		4	Outbuildings		12/21/2016	WP	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,657	110	1.04	100	1.00	1	1.00	545,385	2.56	NA	1.00	L02	2.05		694,750

DETACHED

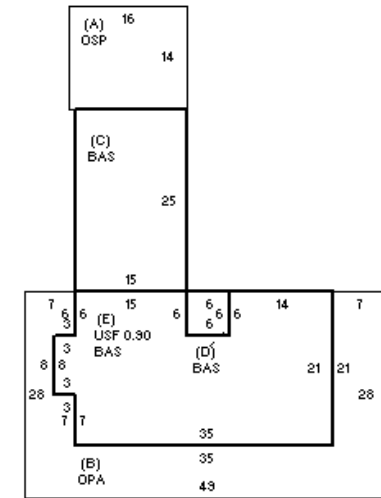
TOTAL	21,657 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	0110	N O T E	Land:		LAND	694,800	605,900
Inf1	100% GOOD		LOC		BUILDING	390,400	366,100
Inf2	1				DETACHED	13,500	13,200
					OTHER	330,800	0
					TOTAL	1,429,500	985,200

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	2015	420	35.70	13,500



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	1		RESIDENTIAL			
STYLE	18	2.10	ANTIQUE [100%]			
QUALITY	G-	1.20	MINUS GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476.083
NET AREA	1,785	DETAIL ADJ	1.785	FOUNDATION	1	PIER	1.00	A	OSP	N	OPEN SCR PORCH	224		63.36	14,192		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OPA	N	OPEN PORCH	613		49.06	30,072		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,134	1890	234.72	266,175		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	E	USF	L	UP-STRY FIN	651	1890	234.72	152,804		
				FLOOR COVER	2	SOFTWOOD	1.00		F51	O	FPL 1.5S 1OP	1		5,636.00	5,636		
				INT. FINISH	4	WALL BOARD	0.93		ODS	O	OUT DOOR SHWR-A	1		1,804.00	1,804		
				HEATING/COOL	13	NONE	0.94										
				FUEL SOURCE	5	WOOD	0.98										

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	6	1.00
FULL BATHS	2	\$5,400
1/2 BATHS	0	1.00
FIXTURES	0	1.00
UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	2002 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$390,400
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

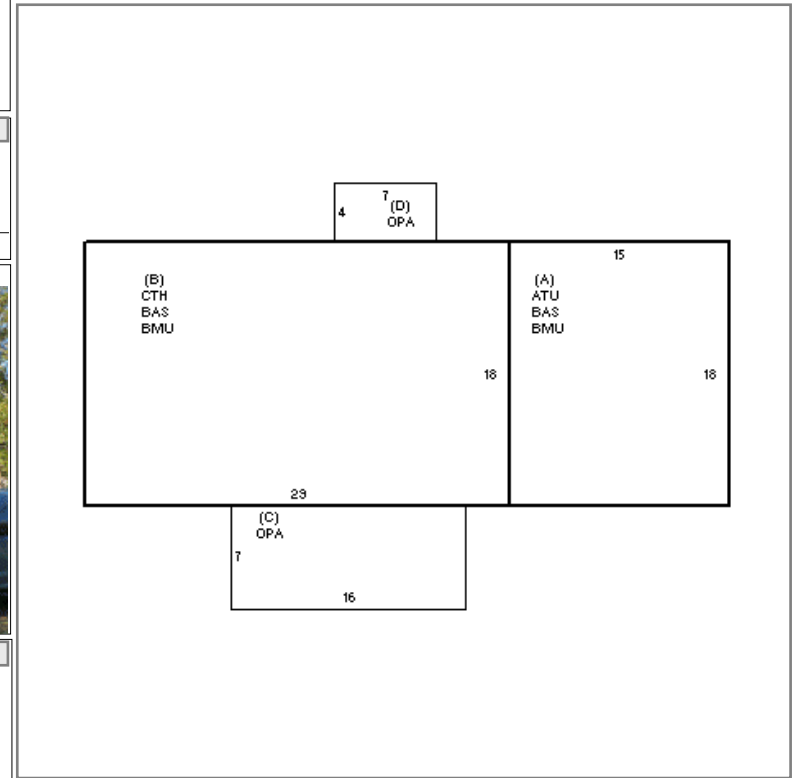
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	330,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/07/2021
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST REVIEW
STYLE	4	1.60	CAPE [100%]	
QUALITY	+	1.20	PLUS AVE [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	330,843
NET AREA	792	DETAIL ADJ	1.664	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	792		87.10	68,981	CONDITION ELEM	CD
\$NLA(RCN)	\$418	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	270	2021	272.53	73,583	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	UNFIN ATTIC	270		56.96	15,379	INTERIOR	
STORIES	0	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	522	2021	272.53	142,260	KITCHEN	
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00	B	CTH	N	CATHEDRAL CEIL	522		43.42	22,666	BATHS	
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	140		56.96	7,974	HEAT	
FULL BATHS	1	.00		HEATING/COOL	8	HEAT PUMP	1.04									ELECT	
1/2 BATHS	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00										
FIXTURES	0	1.00															
UNITS	0	1.00															
																EFF.YR/AGE	2021 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$330,800