

JJ Manning

— AUCTIONEERS

PROPERTY INFORMATION PACKAGE #26-2229

CAPE COD ESTATE AUCTION

**2,076+/- SF, 3BR, 2BA HOME W/
ATTACHED GARAGE ON .23+/- AC.**

20 DEERFIELD RD., OSTERVILLE, MA

FRIDAY, JUNE 26 AT 11AM ON-SITE Open

House: Friday, June 19 (11am-1pm)

MA Auc. Lic. #111



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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



JJManning

—AUCTIONEERS—
Marketing | Experience | Integrity | Results
Since 1976



May 4, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer at Estate Auction a 2,076+/- sf, 3-bedroom, 2-bath home with attached garage on .23+/- ac. located at 20 Deerfield Rd., Osterville (Barnstable), MA. It's in a prime location near Dowses Beach, restaurants, golf, shopping & more; 6+/- miles to Hyannis airport, transportation center & ferry services.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Friday, June 26, 2026 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning

— AUCTIONEERS —

TERMS & CONDITIONS

CAPE COD ESTATE AUCTION

**2,076+/- SF, 3BR, 2BA HOME W/
ATTACHED GARAGE ON .23+/- AC.**

20 DEERFIELD RD., OSTERVILLE, MA

FRIDAY, JUNE 26 AT 11AM ON-SITE

Open House: Friday, June 19 (11am-1pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Monday, June 29, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Monday, July 27, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

JJ Manning

— AUCTIONEERS —

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
Add 10% Buyer's Premium:		\$ 10,000.00

	Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 26th day of June, 2026

1. PARTIES AND MAILING ADDRESSES

Beth E. Higgins Revocable Trust hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 20 Deerfield Rd., Osterville, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Monday, June 29, 2026 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Monday, July 27, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Beth E. Higgins Revocable Trust, Seller

BUYER

By: Michael O'Shea, Trustee

By:

BUYER

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2026 BARNSTABLE, MA VISION	
HIGGINS, BETH E TR BETH E HIGGINS REVOCABLE TRUS 20 DEERFIELD ROAD OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	529,200	529,200		
			2 Public Water		7	RES LAND	1010	345,200	345,200		
SUPPLEMENTAL DATA						Total				874,400	874,400
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 57 #DL 2 GIS ID F_965220_2695208		Plan Ref. Land Ct# 31373-B (SH 2) #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HIGGINS, BETH E TR		C234387	0	11-06-2023	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
HIGGINS, BETH E		C222113	0	03-17-2020	U	I	0	1F	2025	1010	519,500	2024	1010	480,800		
HIGGINS, BARRY G TR		D139263	0	02-11-2020	U	I	0	1F		1010	322,700	2023	1010	408,100		
HIGGINS, MELVA G		#D12744	0	07-23-2015	U	I	0	1A					1010	300,000		
HIGGINS, MELVA G TR		C206914	0	07-23-2015	U	I	1	1F	Total							
								842,200		Total		803,500		Total		708,100

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	N5C	NO RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0110				OSTVIL				
NOTES				Appraised Bldg. Value (Card)				484,400
				Appraised Xf (B) Value (Bldg)				41,800
				Appraised Ob (B) Value (Bldg)				3,000
				Appraised Land Value (Bldg)				345,200
				Special Land Value				0
				Total Appraised Parcel Value				874,400
				Valuation Method				C
				Total Appraised Parcel Value				874,400

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-21-11 30140	07-16-2021 04-15-1998	835 WD	Sid/Wind/Roof/ Wood Deck	3,945 2,000	01-15-1999	100 100	12-31-1999	insulation and air sealing work	05-28-2020 12-13-2016 10-14-2015 08-31-2012 05-05-2008 10-20-1999	LS KM GC RB PT PT	02 03 03 02 01		FR 03 16 16 14 00	Field Review Cycl Insp Comp In Office Review In Office Review Cyclical Inspection Meas/Listed-Interior Acces	

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	0.230	AC	188,688.00	3.61598	1.0000	5	1.00	0109	2.200		1.0000	1,501,050	345,200
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			345,200	

After recording, return to: N O T
A N
NUZZOLO LAW O F F I C I A L
540 Main Street, Suite 8
Hyannis, Massachusetts 02601 C O P Y

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

I, **BETH E. HIGGINS**, who resides at 20 Deerfield Road, Osterville, Barnstable County, Massachusetts 02655,

for consideration paid and in full consideration of LESS THAN ONE HUNDRED DOLLARS (\$100.00)

grant to **BETH E. HIGGINS**, Trustee of the **BETH E. HIGGINS REVOCABLE TRUST**, with an address of 20 Deerfield Road, Osterville, Massachusetts 02655, and such Trust having been established under that certain revocable declaration of trust (see Trustee's Certificate under M.G.L. Chapter 184, Section 35 recorded herewith) dated November 2, 2023, by **BETH E. HIGGINS**, as settlor and as trustee,

with **QUITCLAIM COVENANTS**, all of my title and interest to the land and buildings thereon situated in the Village of Osterville, Town of Barnstable, Barnstable County, Commonwealth of Massachusetts, described as follows:

Lot No. 57
Land Court Plan No. 31373-B

SUBJECT TO any restrictions, conditions, covenants, variances, rights, rights of way, and easements now of record.

For my title see deed dated March 9, 2020 and recorded with Barnstable Land Court Registry of Deeds at Certificate of Title No. 222113 (Document No. 1392636).

Property address:
20 Deerfield Road
Osterville, Massachusetts 02655

N O T
A N

N O T
A N

The title for this property has NOT been researched and is NOT being Certified pursuant to this transfer.
C O P Y C O P Y

N O T

N O T

WITNESS my hand and seal on the 2 day of November, 2023.

O F F I C I A L
C O P Y

O F F I C I A L
C O P Y

Beth E Higgins
BETH E. HIGGINS

COMMONWEALTH OF MASSACHUSETTS

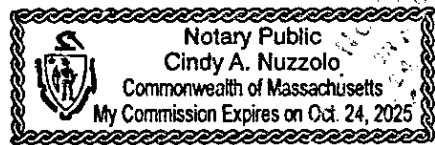
BARNSTABLE, ss.

On the 2 day of November, 2023, before me, the undersigned notary public, personally appeared BETH E. HIGGINS, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

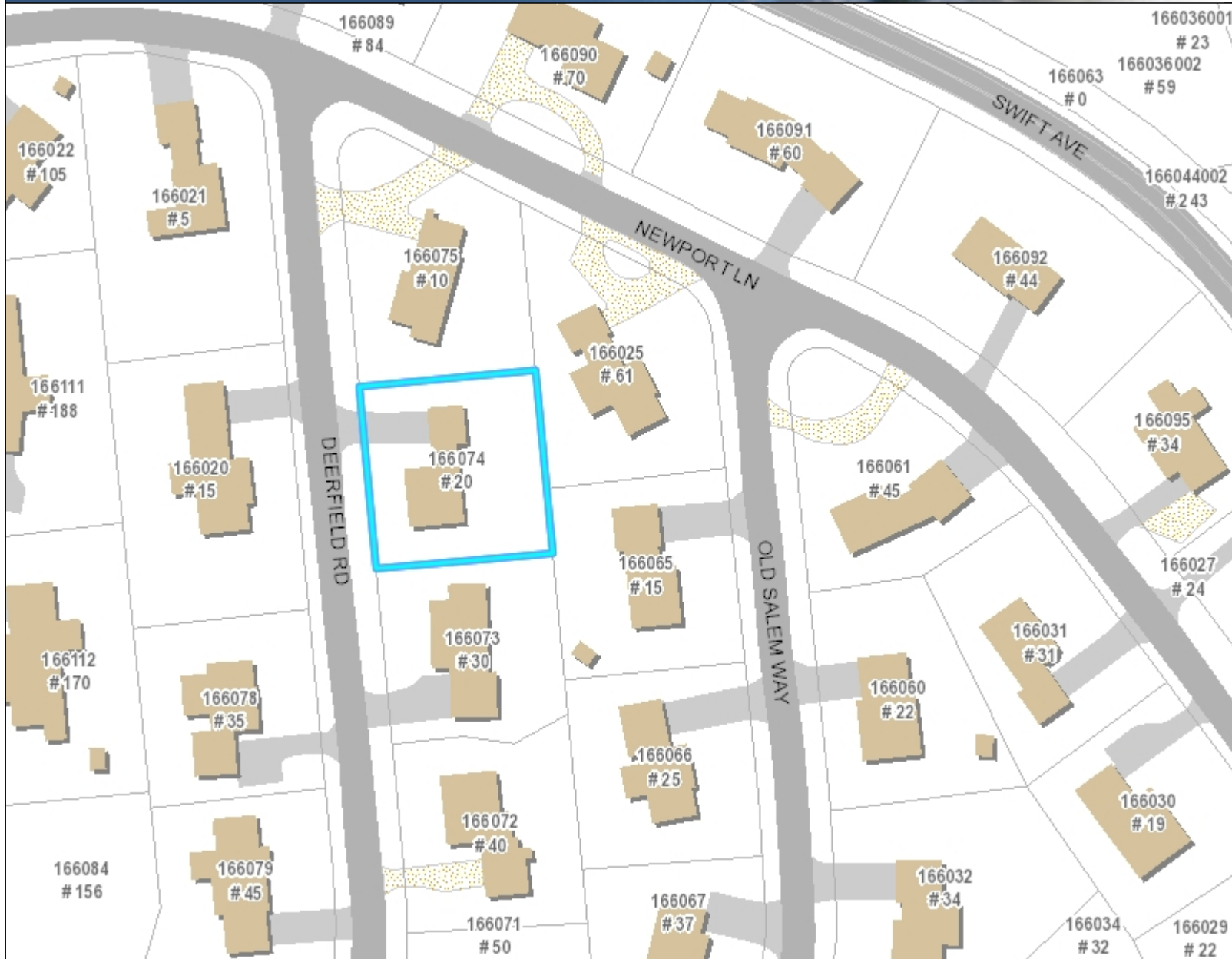
[Signature]

NOTARY PUBLIC

My commission expires: _____



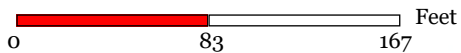
Property address:
20 Deerfield Road
Osterville, Massachusetts 02655



Legend

- Parcels
- ▬ Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- ▨ Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 2/13/2026



Approx. Scale: 1 inch = 83 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Legend

Road Names



Map printed on: 2/13/2026



Approx. Scale: 1 inch = 42 feet



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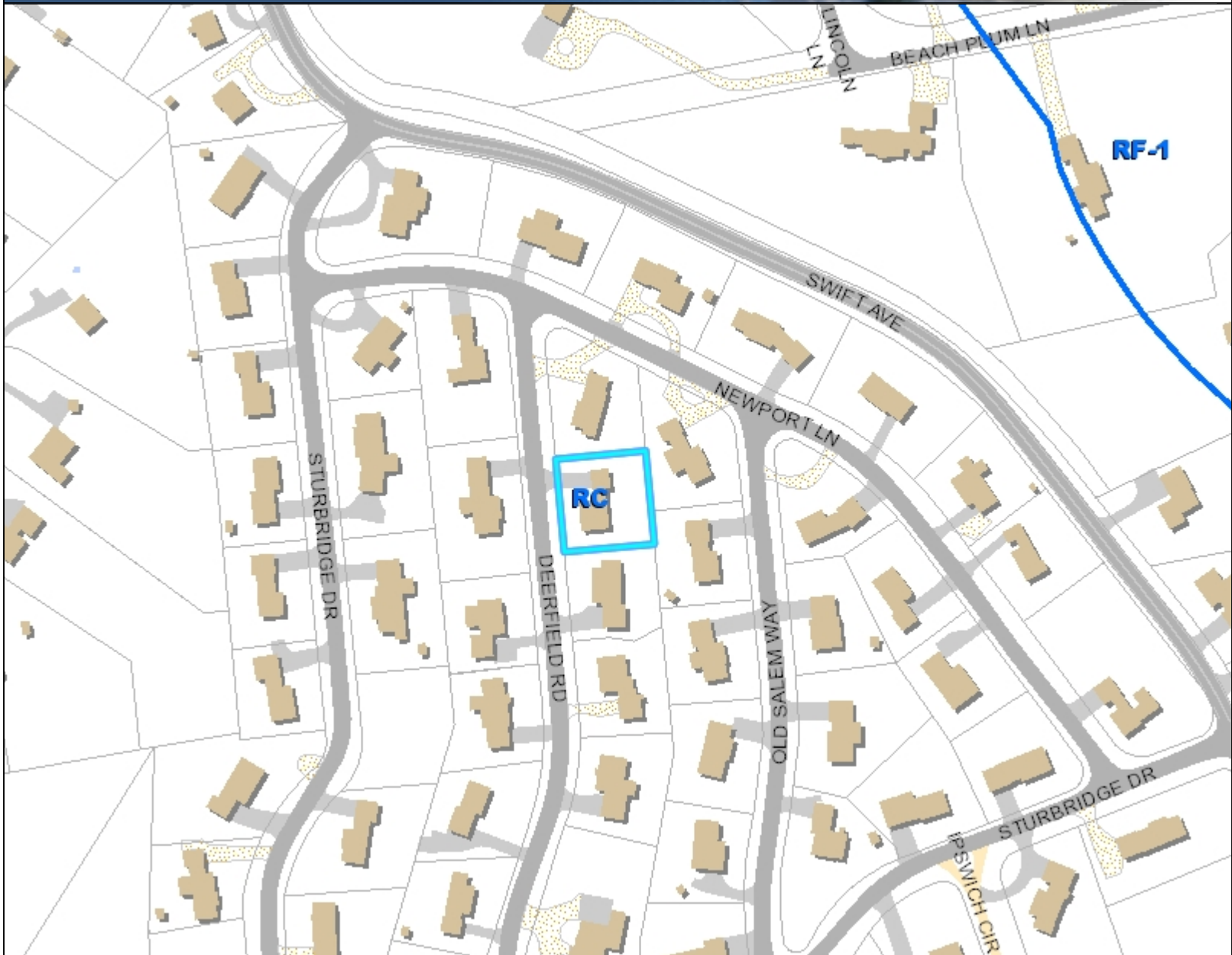


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

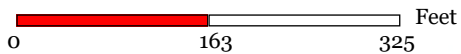
gis@town.barnstable.ma.us



Legend

- Zoning Districts
- Parcels
- ⋯ Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- ▨ Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 2/13/2026



Approx. Scale: 1 inch = 163 feet



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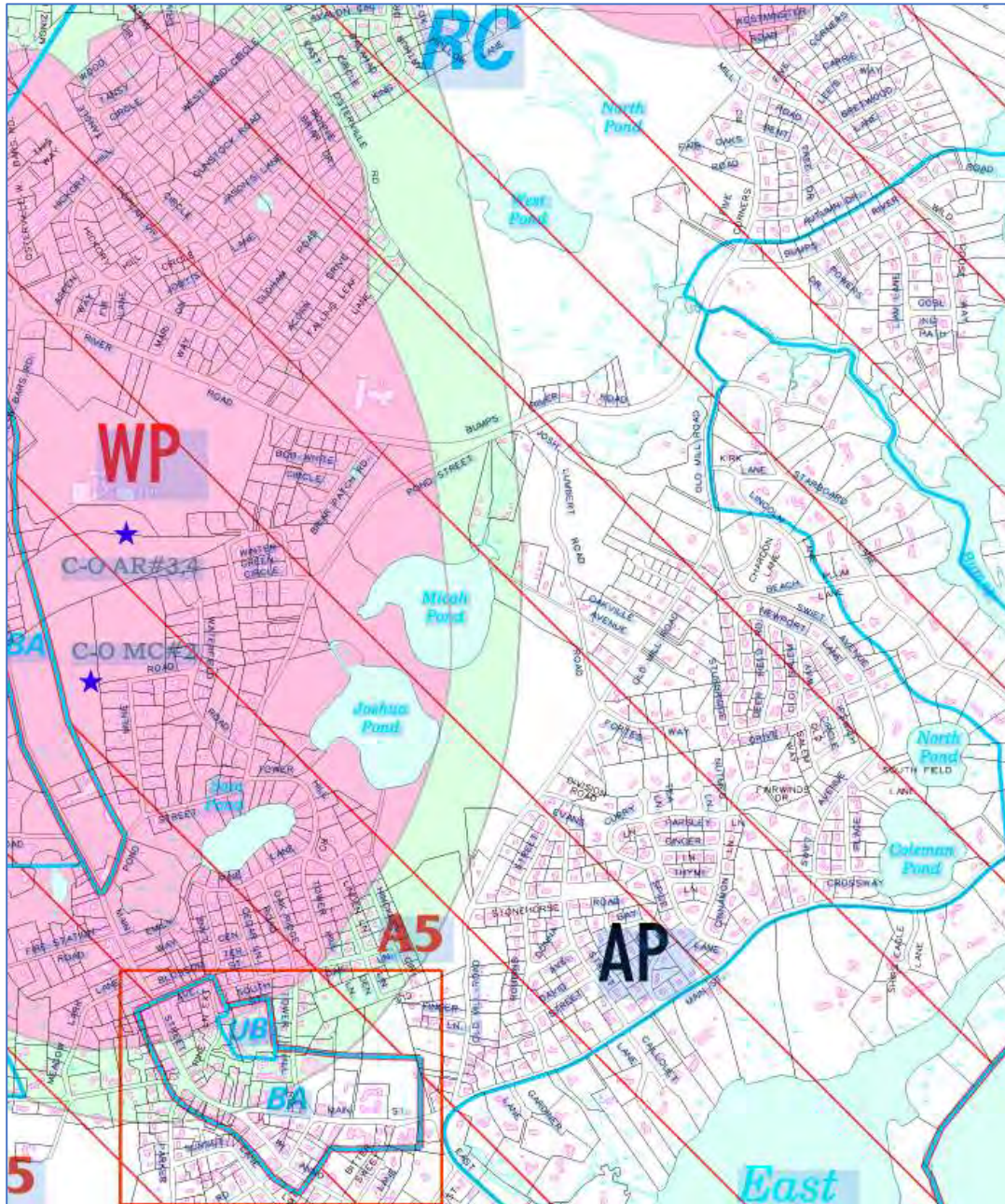
Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

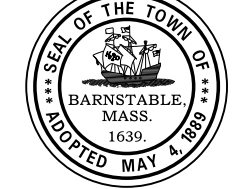
508-862-4624

gis@town.barnstable.ma.us

Zoning Map Excerpt – Osterville Village (Barnstable, MA) Sheet 5 of 7



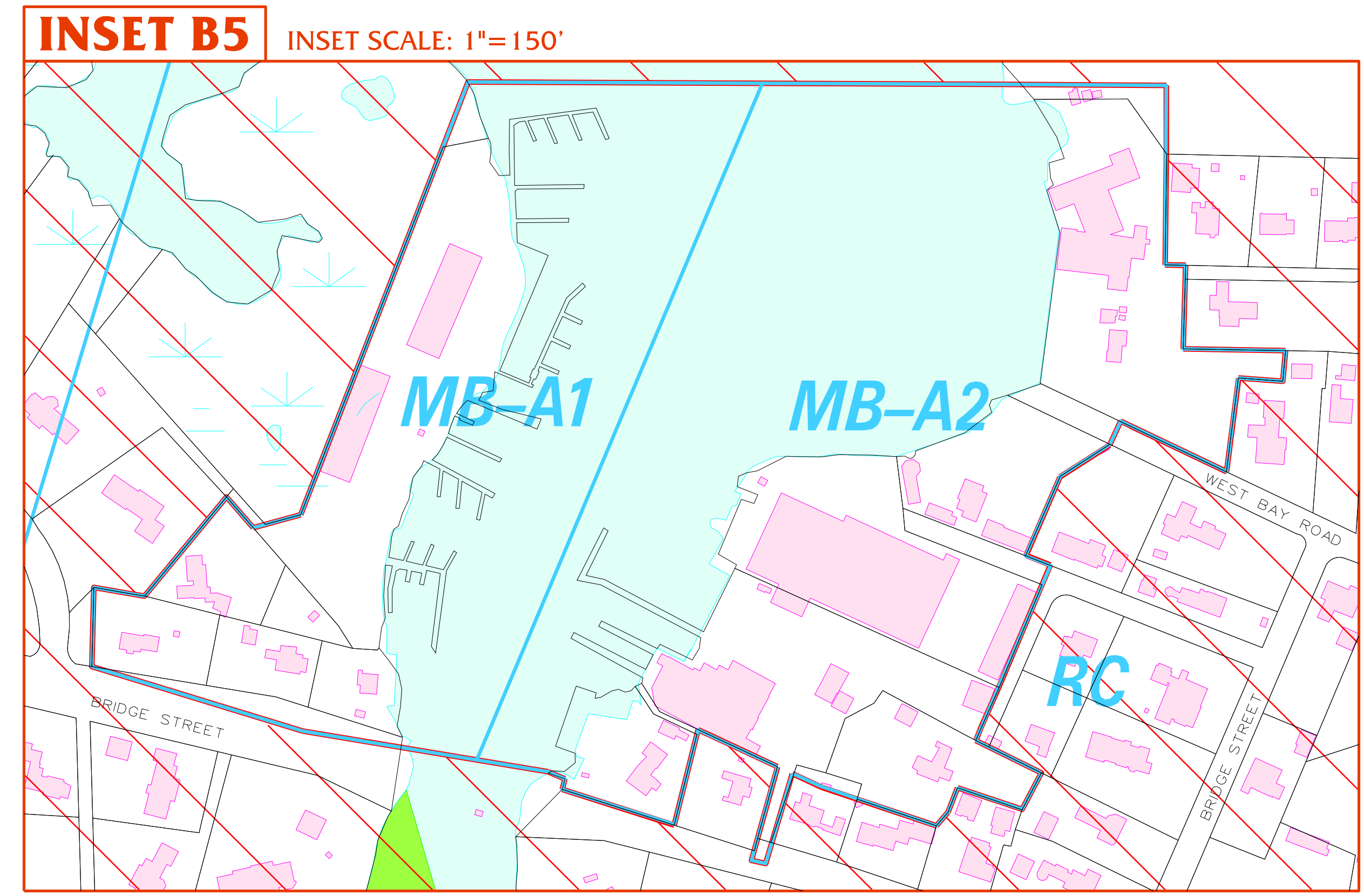
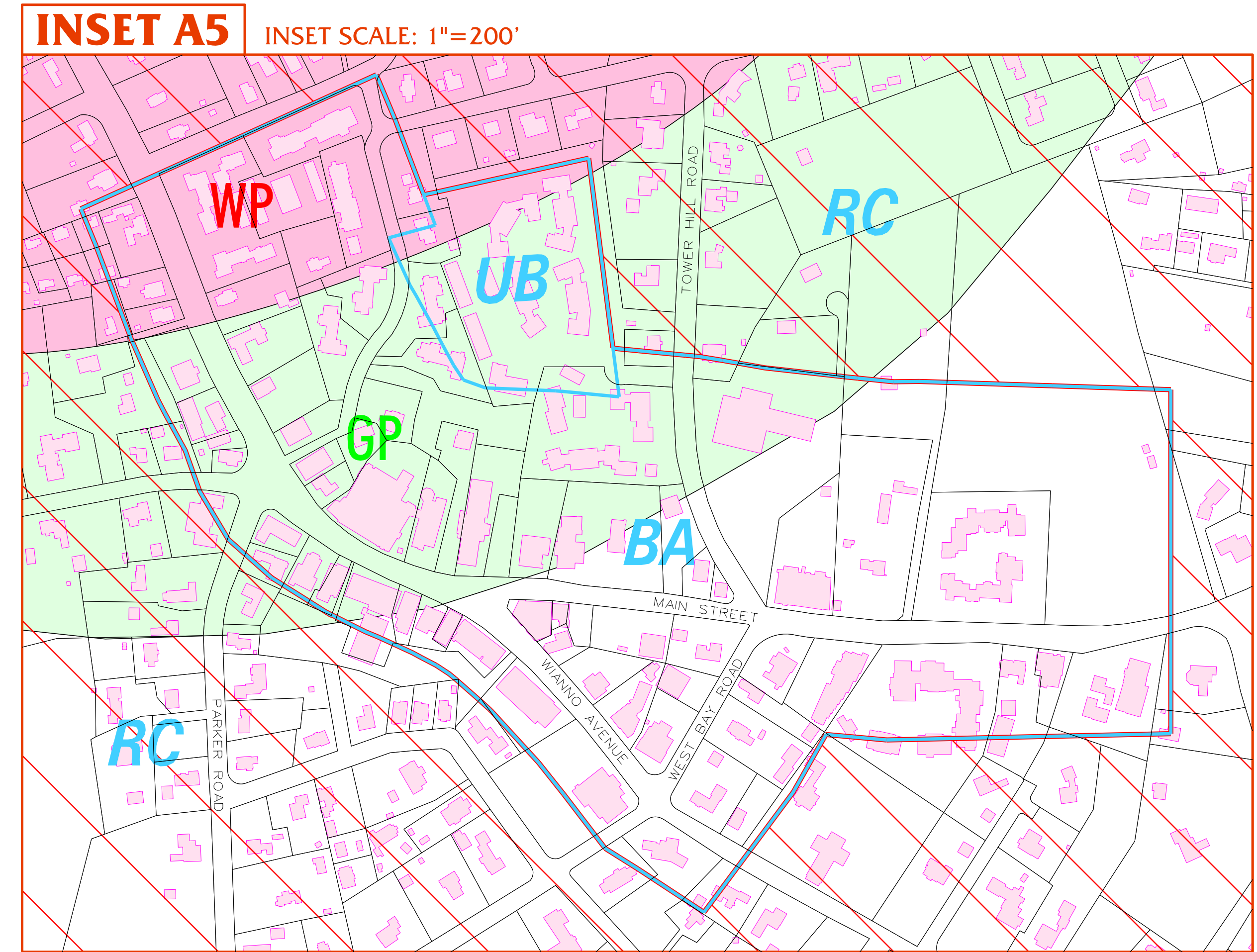
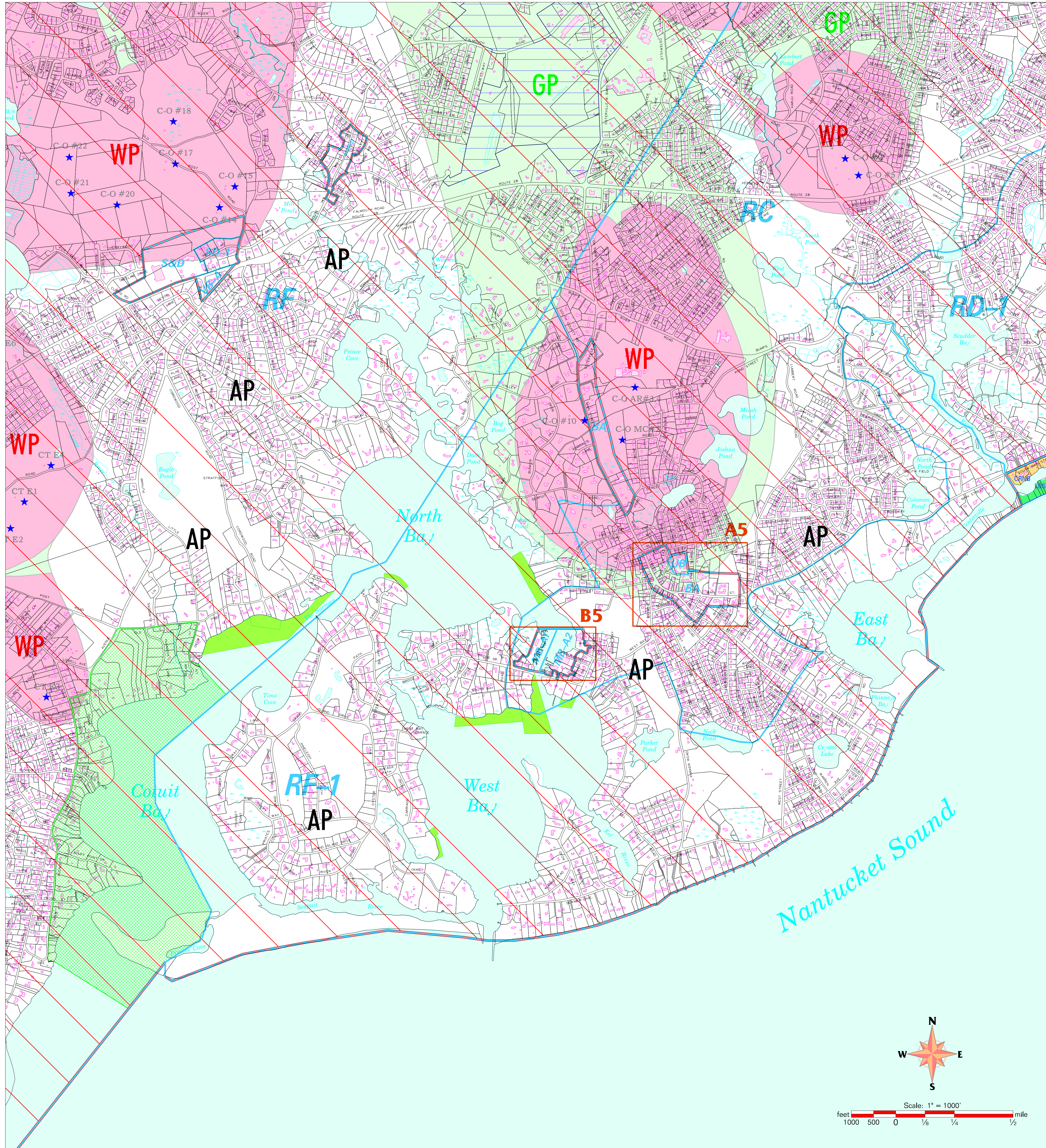
- HB Zoning District
- WP Wellhead Protection Overlay District
- GP Groundwater Protection Overlay District
- AP Aquifer Protection Overlay District
All other areas not identified as Wellhead or Groundwater Protection Overlay Districts
- Adult Use Overlay District
- Dock and Pier Overlay District
- Former Grade 5 School Planned Unit Development Overlay District
- Medical Services Overlay District
- Resource Protection Overlay District
- Shopping Center Redevelopment Overlay District
- Senior Continuing Care Retirement Community - SCCRCOD 2008-1
- Recreational Shellfish Area and Shellfish Relay Area Dock & Pier Overlay District
- Ground Mounted Solar Photovoltaic Overlay District
- CV Craigville Village Neighborhood Overlay
- LSN Long / Short Beach Neighborhood Overlay
- CB Craigville Beach Neighborhood Overlay
- CRNB Centerville River North Bank Neighborhood Overlay



ZONING MAP of the TOWN OF BARNSTABLE, MASSACHUSETTS

LAST AMENDED FEBRUARY 28, 2019

OSTERVILLE - SHEET 5 OF 7

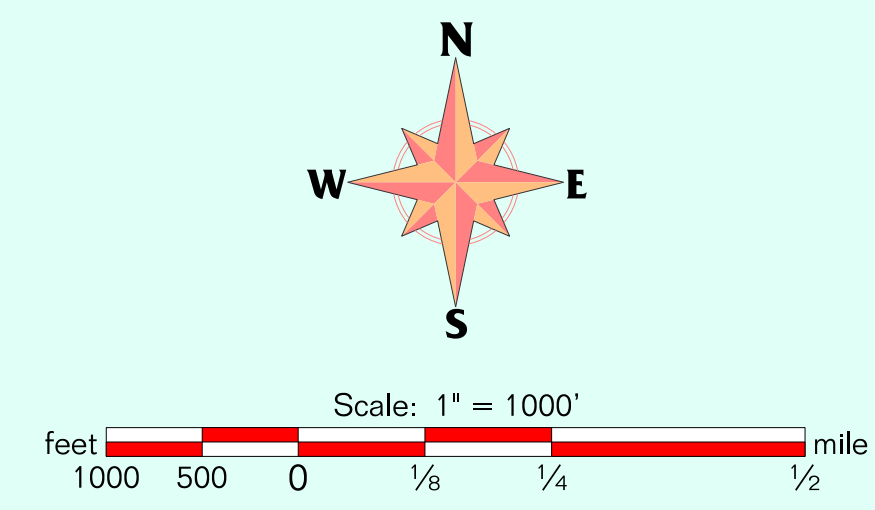


Map Legend	
	Zoning District
	Wellhead Protection Overlay District
	Groundwater Protection Overlay District
	Aquifer Protection Overlay District
	Adult Use Overlay District
	Dock and Pier Overlay District
	Former Grade 5 School Planned Unit Development Overlay District
	Medical Services Overlay District
	Resource Protection Overlay District
	Shopping Center Redevelopment Overlay District
	Senior Continuing Care Retirement Community - SCRCOD 2008-1
	Recreational Shellfish Area and Shellfish Relay Area Dock & Pier Overlay District
	Ground Mounted Solar Photovoltaic Overlay District
	Craigville Village Neighborhood Overlay
	Long / Short Beach Neighborhood Overlay
	Craigville Beach Neighborhood Overlay
	Centerville River North Bank Neighborhood Overlay
	Existing Public Well Site
	Proven Future Public Well Site
	Proposed Future Public Well Site
	Parcel Lines (FY 2019)
	Buildings
	Railroad Track
	Town Boundary Line
	Marsh Area
	Stream / Edge of Water
	Cranberry Bog

SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON BULK REGULATIONS.

Where a zoning district boundary is located at the edge of a water body, that zone that applies to the land shall apply to structures and uses such as piers and commercial boating operations to the extent of the territorial jurisdiction of the town.

Where zoning district boundaries are located along the edge of a roadway and a distance is shown from such point to another zoning boundary, such distance and points shall be from the edge of the road layout. The ultimate location of such point shall be determined by survey as the line shown on this map is considered an approximation.





No. 79538

FEE - 30.00

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

OF

Application for Disposal Works Construction Permit

Application is hereby made for a Permit to Construct (X) or Repair () an Individual Sewage Disposal System at:

29 Deerfield Rd Westerville #57
Location - Address or Lot No.
George C. Higgins
Address
John Calto
Installer Address

Type of Building Dwelling - No. of Bedrooms 3 Expansion Attic () Garbage Grinder (X)
Other - Type of Building Frame No. of persons 2 Showers () - Cafeteria ()
Other fixtures

Design Flow 55 gallons per person per day. Total daily flow 330 gallons.
Septic Tank - Liquid capacity 150 gallons Length Width Diameter Depth
Disposal Trench - No. Width Total Length Total leaching area sq. ft.
Seepage Pit No. 1 Diameter 12 Depth below inlet 6 Total leaching area 339 sq. ft.
Other Distribution box () Dosing tank ()
Percolation Test Results Performed by Bob Wm. Nyl. Date 8-3-79
Test Pit No. 1 2 minutes per inch Depth of Test Pit Depth to ground water
Test Pit No. 2 minutes per inch Depth of Test Pit Depth to ground water

Description of Soil 0-3. 7x5 - 3-12+ Med Sand.

Nature of Repairs or Alterations - Answer when applicable
new Court.

Agreement:
The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of TITLE 5 of the State Sanitary Code - The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the board of health.

Application Approved By Paul C. Murray Signed Paul C. Murray Date 8-13-79

Application Disapproved for the following reasons:
Date

Permit No. Issued Date

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

Town of Barn.
Certificate of Compliance

THIS IS TO CERTIFY, That the Individual Sewage Disposal System constructed (X) or Repaired () by John Calto Installer Geo. C. Higgins at Lot 57 - Deerfield Rd. Ost. has been installed in accordance with the provisions of TITLE 5 of The State Sanitary Code as described in the application for Disposal Works Construction Permit No. 79538 dated 8-13-79

THE ISSUANCE OF THIS CERTIFICATE SHALL NOT BE CONSTRUED AS A GUARANTEE THAT THE SYSTEM WILL FUNCTION SATISFACTORY.

DATE 9-4-79 Inspector Paul C. Murray

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

No. 79538 Town of Barn. FEE 30.00

Disposal Works Construction Permit

Permission is hereby granted John Calto to Construct (X) or Repair () an Individual Sewage Disposal System at No. Geo. C. Higgins Lot 57 Deerfield Rd. Ost as shown on the application for Disposal Works Construction Permit No. 79538 Dated 8-13-79

DATE 8-21-79 Board of Health Paul C. Murray

CHECK OR FILL IN WHERE APPLICABLE

DESIGN DATA

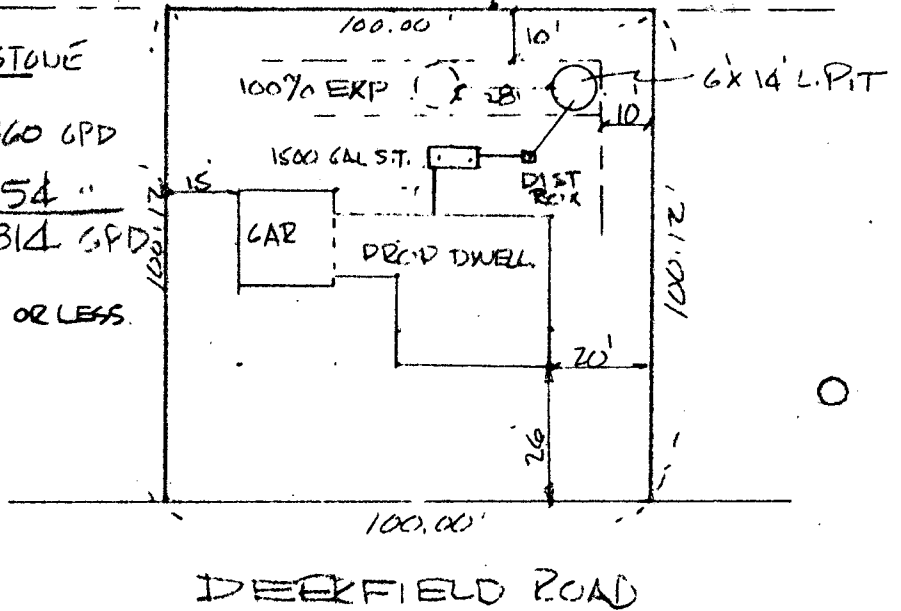
79 539

Higgins

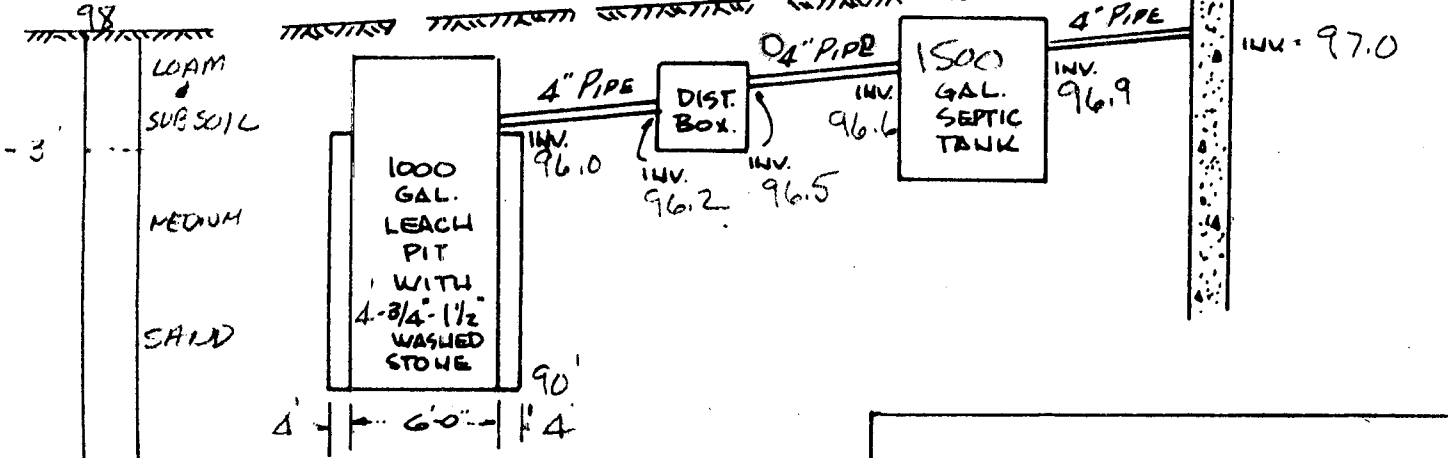
SINGLE FAMILY 3 BEDROOM
 WITH GARBAGE GRINDER
 DAILY FLOW = $110 \times 3 = 330 \text{ G.P.D.} - 50\% = 165 \text{ G.P.D.}$
 SEPTIC TANK = $3'30" \times 20' \times 1/2 = 660$
 USE 1500 GAL TANK

DISPOSAL PIT USE $6 \times 6 \times 1/2$ STONE
 SIDEWALL AREA = 264 SF
 $264 \times 2.5 = 660 \text{ GPD}$
 BOTTOM AREA = 154 SF
 $154 \text{ CF} \times 1 = 154$
 TOTAL DESIGN = 814 GPD

PERCOLATION RATE 1" IN 2 MIN OR LESS.



TEST HOLE 8.3.79



PROFILE
 NO SCALE

CERTIFIED PLOT PLAN
 LOCATION OSTERVILLE, MA
 SCALE: 1" = 40' DATE 8.6.79
 REV. 3/14/79
PLAN REFERENCE
 LOT 57
 L.C. 31,373 B SH 2
 BAXTER & NYE INC.
 REGISTERED LAND SURVEYORS
 OSTERVILLE MASS.
 APPLICANT GEORGE HIGGINS

I CERTIFY THAT THE PROP. DWELLING SHOWN
 HEREON COMPLYS WITH THE SIDELINE
 AND SETBACK REQUIREMENTS OF THE
 TOWN OF SARUMSTABLE.

DATE 8.6.79 William C Nye

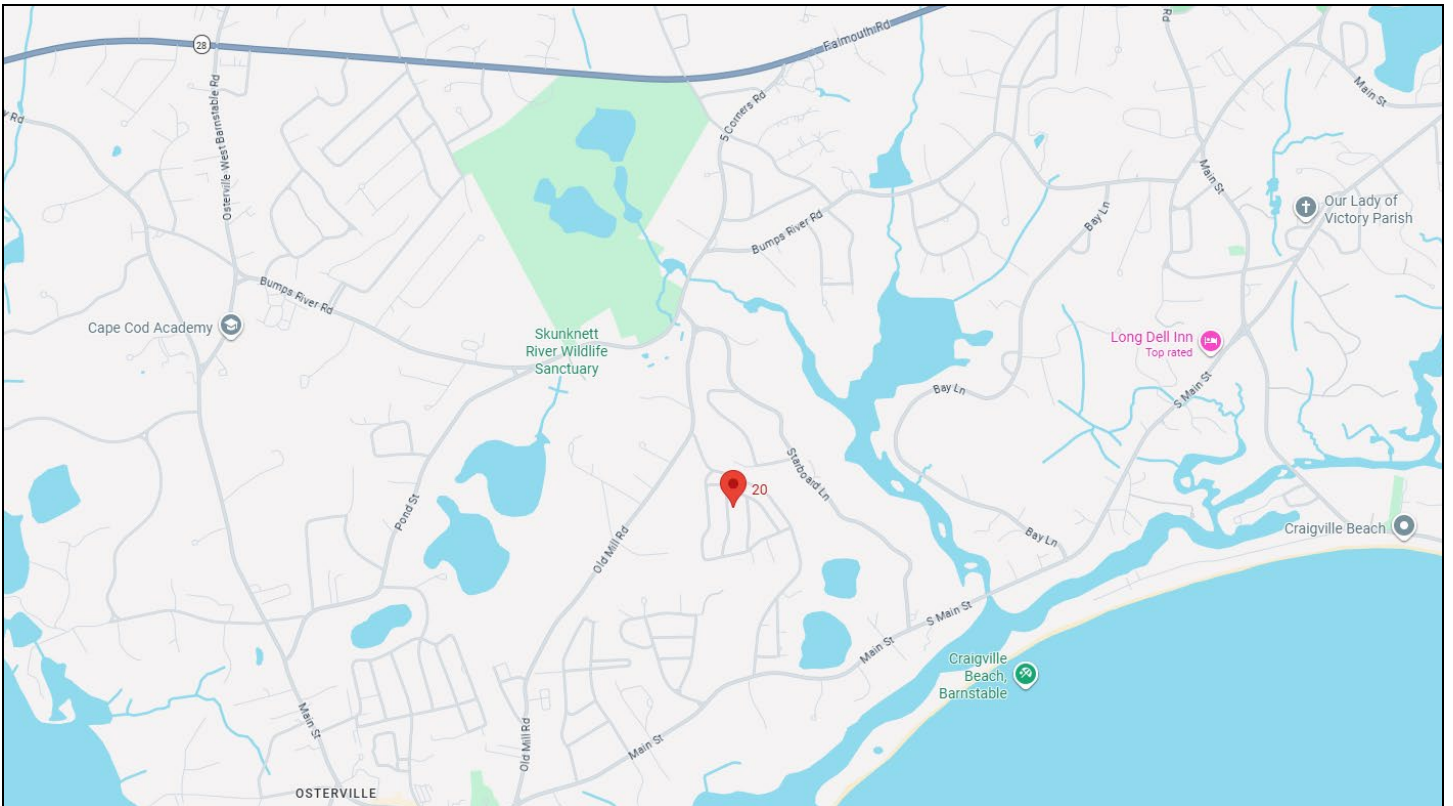
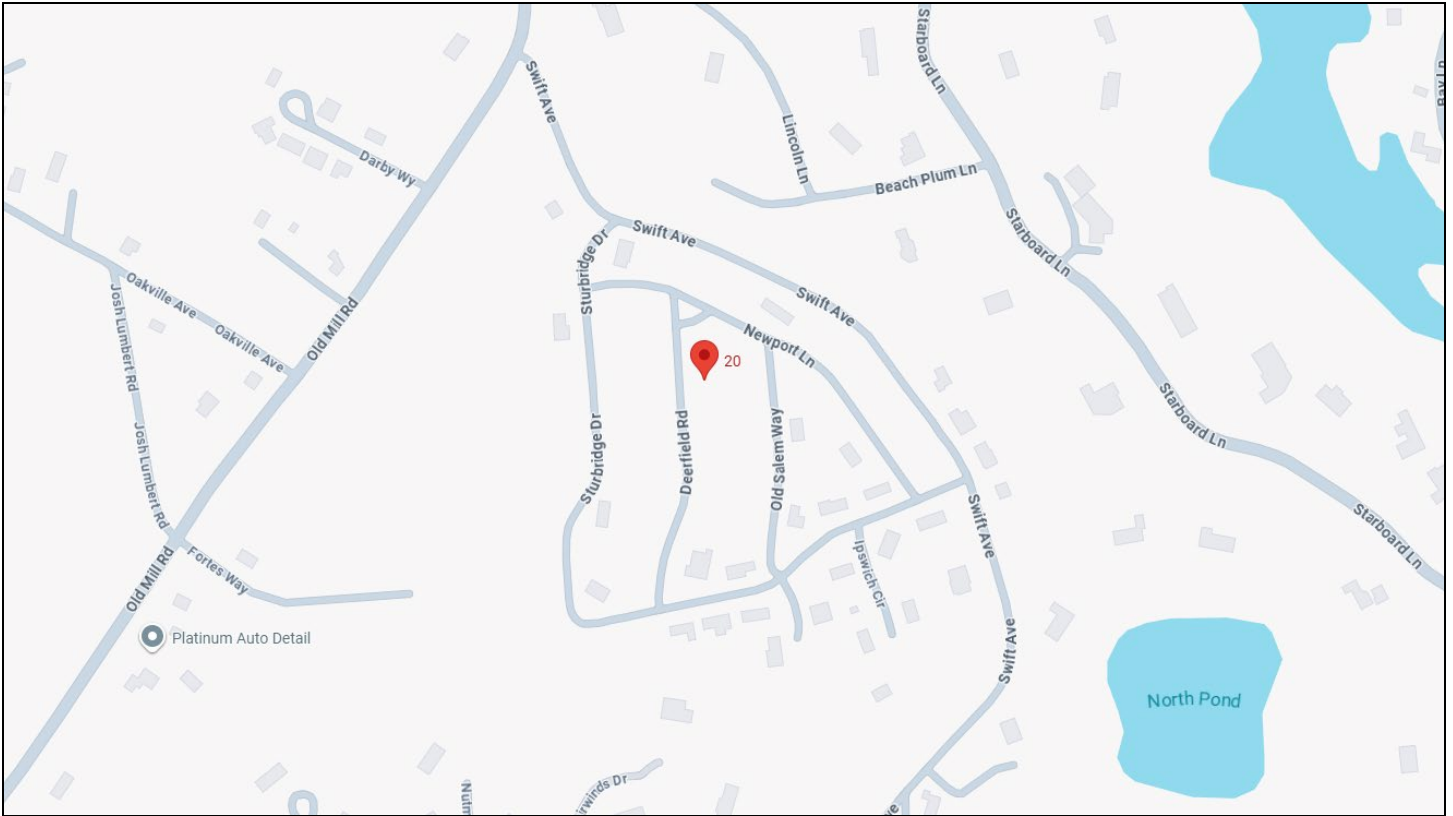
THIS PLAN IS NOT BASED ON AN INSTRUMENT
 SURVEY & THE OFFSETS SHOULD NOT BE USED
 TO DETERMINE LOT LINES.

PHOTO GALLERY
20 DEERFIELD RD., OSTERVILLE, MA

COMING SOON

MAP

20 DEERFIELD RD., OSTERVILLE, MA





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

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