Property Location 31 MEADOW FARM ROAD | Map ID 189/ 118/ 001/ / | Bldg Name | State Use 1010
Vision ID 101622 | Account # 1837 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/6/2024 12:16:40 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
KASTRINELIS, PETER G & SHEILA D				
31 MEADOW FARM ROAD REALTY T				
31 MEADOW FARM ROAD				
CENTERVILLE MA 02632				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	558/78
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 3	PP STATU	
#DL 2			
GIS ID	F_969674_2700964	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	1,073,600	1,073,600
RES LAND	1010	538,700	538,700
Total		1,612,300	1,612,300

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
KASTRINELIS, PETER G & SHEILA D TR	31559	0114	09-27-2018	U	I	1	1F
KASTRINELIS, PETER G & SHEILA	29696	0052	06-03-2016	Q	I	1,010,000	00
MACCORMACK, GEORGE F & DEBORA	24629	0116	06-21-2010	U	I	1	1F
MACCORMACK, GEORGE F & DEBORA	18202	0179	02-09-2004	Q	I	1,075,000	00
SEMINARA, LOUIS J JR	13594	0083	02-27-2001	U	V	0	1B

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	956,700	2022	1010	809,600	2021	1010	641,200
	1010	803,000		1010	523,800		1010	476,100
							1010	62,100
	Total	1,759,700		Total	1,333,400		Total	1,179,400

EXEMPTIONS

Year	Code	Description	Amount
2018	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	924,300
Appraised Xf (B) Value (Bldg)	87,200
Appraised Ob (B) Value (Bldg)	62,100
Appraised Land Value (Bldg)	538,700
Special Land Value	0
Total Appraised Parcel Value	1,612,300
Valuation Method	C
Total Appraised Parcel Value	1,612,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0111				CENVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
74529	02-04-2004	SP	Swimming Pool	20,000	06-09-2005	100	01-01-2005	
74127	01-13-2004	AD	Addition	50,000	06-09-2005	100	01-01-2005	
74126	01-13-2004	OB	Out Building	500	06-09-2005	100	01-01-2005	
56211	10-02-2001	DW	Dwelling	360,096	08-20-2004	100	01-01-2004	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-03-2020	LS			FR	Field Review
05-04-2020	SR	01		03	Cycl Insp Comp
09-19-2017	GC	03		16	In Office Review
01-31-2017	JR	03		20	Sale Review
08-02-2016	TR	22		22	Change of Address
05-13-2015	JR	03		03	Cycl Insp Comp
06-04-2012	TP	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	RD-	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0111	3.050		1.0000	537,849.2	537,800
1	1010	Single Fam M-0	RD-	3	0.020	AC	14,250.00	1.00000	1.0000	0	1.00	0111	3.050		1.0000	43,462.5	900

Total Card Land Units 1.02 AC | Parcel Total Land Area 1.02 | Total Land Value 538,700

Property Location 31 MEADOW FARM ROAD | Map ID 189/ 118/ 001/ / | Bldg Name | State Use 1010
Vision ID 101622 | Account # 1837 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/6/2024 12:16:41 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	B-	Custom Minus
Stories	1.75	1 3/4 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	11	Clapboard
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	03	Plastered
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2	14	Carpet
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	04	4 Bedrooms
Full Baths	3	
Half Baths	1	
Extra Fixtures		
Total Rooms	9	
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	31	3 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

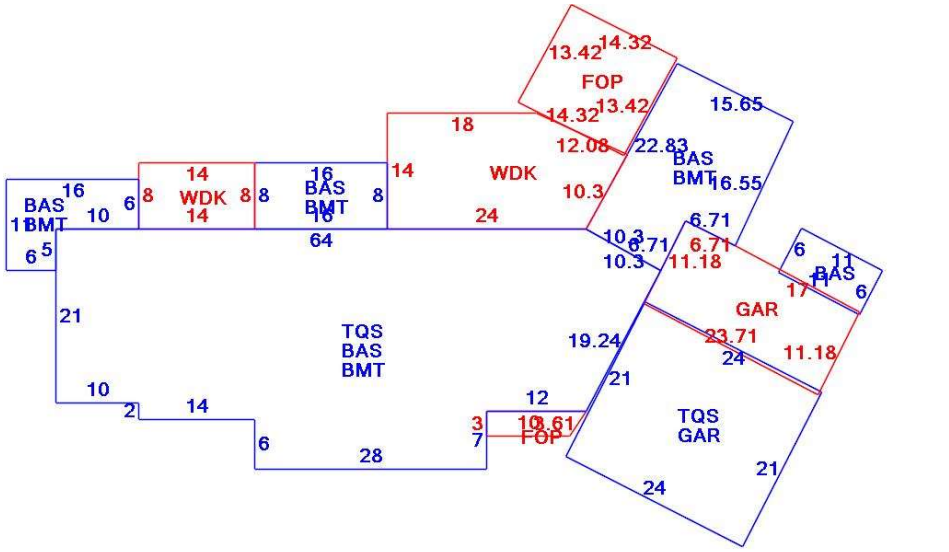
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	1,015,761
Year Built	2003
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	924,300
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	2009		91		0.00	5,500
SHD2	Shed w/Elec	L	192	26.00	2003		68		0.00	3,400
SPL3	Pool Gunite	L	648	75.00	2004		70	00	1.00	35,700
JCZI	Jacuzzi Outsid	L	1	9822.00	2004		70		0.00	6,900
WDC	Deck comp w	L	468	28.00	2007		76		0.00	9,400
PAT1	Patio- Average	L	200	5.89	2007		88		0.00	1,100
FOP	Open Porch-ro	B	225	55.00	2009		91		0.00	8,800
GAR	Attached Gara	B	770	40.00	2009		91		0.00	23,000
BMT	Basement-Unfi	B	2,295	26.01	2009		91		0.00	45,300
FPLG	Gas Fireplace-	B	2	2500.00	2009		91		0.00	4,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,361	2,361	2,361	267.45	631,441
BMT	Basement Area	0	2,295	0	0.00	0
FOP	Open Porch	0	225	0	0.00	0
GAR	Attached Garage	0	771	0	0.00	0
TQS	Three Quarter Story	1,437	2,211	1,437	173.82	384,320
WDK	Wood Deck	0	468	0	0.00	0
	Ttl Gross Liv / Lease Area	3,798	8,331	3,798		1,015,761

Property Location 31 MEADOW FARM ROAD | Map ID 189/ 118/ 001/ / | Bldg Name | State Use 1010
Vision ID 101622 | Account # 1837 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 2/6/2024 12:16:41 AM

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31 MEADOW FARM ROAD				
CENTERVILLE MA 02632				

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ResExpt Q	YES:	Life Estate	
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FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

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							1010	62,100
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EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0111				CENVIL

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BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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

Total Card Land Units | Parcel Total Land Area | Total Land Value

Property Location 31 MEADOW FARM ROAD | Map ID 189/ 118/ 001/ / | Bldg Name | State Use 1010
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Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	31	3 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

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	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
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
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area						