

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
VIOLA, JOHN T & ALLISON & VIOLA, 240 FIVE CORNERS ROAD CENTERVILLE MA 02632		4 Rolling	6 Septic	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	551,300	551,300		
			2 Public Water			RES LAND	1010	226,000	226,000		
SUPPLEMENTAL DATA						Total				777,300	777,300
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 2 #DL 2 GIS ID F_966011_2700363				Plan Ref. 293/18 Land Ct# #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)								
VIOLA, JOHN T & ALLISON & VIOLA, JAS		30414 0249	04-12-2017	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GREGOIRE, FRANCIS G & LINDA M TRS		25897 0138	12-06-2011	U	I	1	1F	2023	1010	468,900	2022	1010	401,300	2021	1010	343,700
GREGOIRE, FRANCIS G & LINDA M		25828 0085	11-10-2011	Q	I	460,000	00		1010	225,200		1010	166,500		1010	166,500
FIELD, TRACYA		23339 0165	12-29-2008	U	I	1	1								1010	36,700
FIELD, BRETT R & TRACYA		18112 0148	01-09-2004	U	I	615,000	1	Total		694,100	Total		567,800	Total		546,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2019	N5C	NO RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106			CENVIL					
NOTES				Appraised Bldg. Value (Card)				463,800
				Appraised Xf (B) Value (Bldg)				50,800
				Appraised Ob (B) Value (Bldg)				36,700
				Appraised Land Value (Bldg)				226,000
				Special Land Value				0
				Total Appraised Parcel Value				777,300
				Valuation Method				C
				Total Appraised Parcel Value				777,300

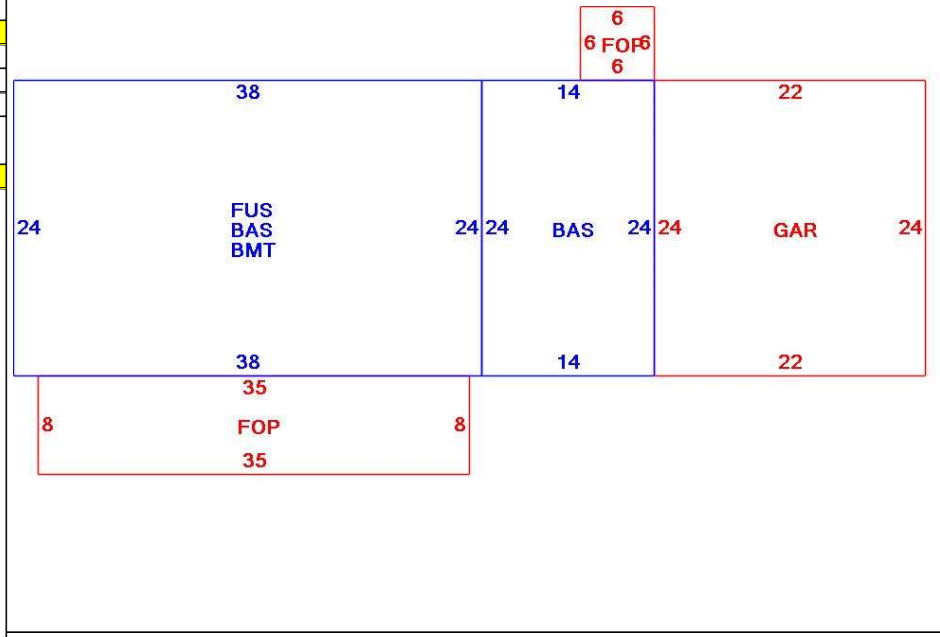
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-23-1	10-23-2023	835	Sid/Wind/Roof/	1,933		100		RESIDENTIAL WEATHERIZA	05-27-2020	LS			FR	Field Review	
18-961	04-04-2018	835	Sid/Wind/Roof/	6,000	06-30-2018	100	06-30-2018	re-roof stripping old shingles	05-12-2020	SR	02		03	Cycl Insp Comp	
83124	03-30-2005	NS	New Siding	900	06-30-2005	100	06-30-2005		07-19-2013	GC	03		16	In Office Review	
19241	11-12-1996	OB	Out Building	1,000	06-30-1997	100	06-30-1997	PUMP HOUSE	06-13-2012	JR	03		20	Sale Review	
									09-20-2011	TP	03		16	In Office Review	
									06-11-2008	TP	03		16	In Office Review	
									06-10-2008	PT	02		14	Cyclical Inspection	

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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150	ABUTS ROUTE 28	1.0000	202,795.6	202,800	
1	1010	Single Fam M-0	RC	3	1.140 AC	14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	18,700	
1	1010	Single Fam M-0	RC	3	1.900 AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	4,500	
Total Card Land Units					4.04 AC	Parcel Total Land Area					4.04	Total Land Value					226,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	07	Gambrel			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
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	579,792
Year Built	1964
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	463,800
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
FPL3	Fireplace 2 sto	B	1	7000.00	1995		80		0.00	5,600
SPL1	Pool-Concrete	L	480	100.00	1974		10	00	1.00	4,900
SHED	Shed	L	144	18.00	1997		56		0.00	1,500
UTIM	CM UTILITY B	L	1,560	24.58	1998		79		0.00	30,300
FOP	Open Porch-ro	B	316	55.00	1995		80		0.00	9,900
GAR	Attached Gara	B	528	40.00	1995		80		0.00	15,400
BMT	Basement-Unfi	B	912	26.01	1995		80		0.00	19,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,248	1,248	1,248	268.42	334,991
BMT	Basement Area	0	912	0	0.00	0
FOP	Open Porch	0	316	0	0.00	0
FUS	Upper Story	912	912	912	268.42	244,801
GAR	Attached Garage	0	528	0	0.00	0
Ttl Gross Liv / Lease Area		2,160	3,916	2,160		579,792

