

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MAI, PHUONG TR PHUONG MAI LIVING TRUST 24 EVSUN DRIVE CENTERVILLE MA 02632		2	Above Street	2	Public Water	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 577,300 191,500	Assessed 577,300 191,500
		4	Gas										
		6	Septic										
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 11 #DL 2 GIS ID F_966911_2700580					Plan Ref. 291/37 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total		768,800	768,800

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MAI, PHUONG TR		34962	114	03-09-2022		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAI, PHUONG T		22761	0119	03-18-2008		U	I			385,000	1S	2023	1010	507,900	2022	1010	444,200	2021	1010	327,100
NOVASTAR MORTGAGE, INC		22743	0003	03-11-2008		U	I			580,670	1L		1010	175,500		1010	134,000		1010	134,000
COLANTONIO, SCOTT P		16276	0179	01-22-2003		U	I			1	1A								1010	45,400
COLANTONIO REALTY INC		12413	0246	07-16-1999		U	V			1	1B	Total		683,400	Total		578,200	Total		506,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2011	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	468,900
Appraised Xf (B) Value (Bldg)	63,000
Appraised Ob (B) Value (Bldg)	45,400
Appraised Land Value (Bldg)	191,500
Special Land Value	0
Total Appraised Parcel Value	768,800
Valuation Method	C
Total Appraised Parcel Value	768,800

NOTES							

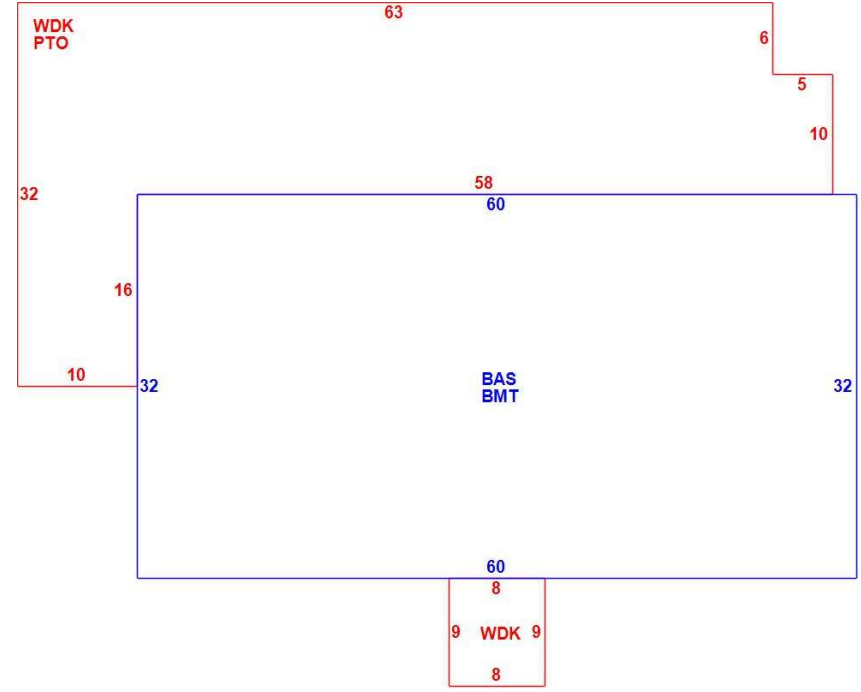
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
62815	08-01-2002	SP	Swimming Pool	14,800	11-19-2002	100	01-01-2003		06-01-2020	LS			FR	Field Review	
26877	11-05-1997	DW	Dwelling	120,000	05-18-2000	100	01-01-2000		01-28-2020	SR	02		03	Cycl Insp Comp	
									07-20-2015	TP	03		16	In Office Review	
									01-04-2011	MA	03		16	In Office Review	
									05-28-2008	PT	02		14	Cyclical Inspection	
									04-24-2008	DR	03		16	In Office Review	
									11-19-2002	MF	02		02	Bldg Permit Completed	

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	0105	1.000		1.0000	176,344	176,300
1	1010	Single Fam M-0	RC	3	1.070	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	15,200
1	1010	Single Fam M-0	RC	3	0.010	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	0.0000	2,375	0
Total Card Land Units					2.08	AC	Parcel Total Land Area					2.08	Total Land Value			191,500

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	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	526,906
Year Built	1999
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	468,900
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
BFA	Bsmt Fin-Avg	B	1,400	17.36	2007		89		0.00	21,600
BGR2	2 Stall Bmt Ga	B	1	3244.00	2007		89		0.00	2,900
SPL2	Pool Vinyl	L	512	55.00	2002		66	00	1.00	18,600
WDC	Wood Decking	L	1,218	20.00	2005		72		0.00	15,600
BMT	Basement-Unfi	B	1,920	26.01	2007		89		0.00	38,500
PAT1	Patio- Average	L	1,218	5.89	2005		86		0.00	5,400
WDC	Deck comp w	L	72	28.00	2005		72		0.00	3,400
SHED	Shed	L	96	18.00	1995		52		0.00	900
SHD2	Shed w/Elec	L	112	26.00	1995		52		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,920	1,920	1,920	274.43	526,906
BMT	Basement Area	0	1,920	0	0.00	0
PTO	Patio	0	1,218	0	0.00	0
WDK	Wood Deck	0	1,290	0	0.00	0
Ttl Gross Liv / Lease Area		1,920	6,348	1,920		526,906

