Property Location 80 BRETWOOD LANE | Map ID 168/ 128/ / / | Bldg Name | State Use 1010
Vision ID 11045 | Account # 94597 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/31/2024 8:36:07 PM

CURRENT OWNER

NIEMI, GARY M & CHERYL A

80 BRETWOOD LANE

CENTERVILLE MA 02632

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street	6	Septic	1	Paved		
		4	Gas				
		2	Public Water				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	316/61
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	GARY M NIEMI &
#DL 1	LOT 25	PP STATU	
#DL 2			
GIS ID	F_966494_2699419	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	470,500	470,500
RES LAND	1010	197,600	197,600
	Total	668,100	668,100

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
NIEMI, GARY M & CHERYL A	29230	0321	10-28-2015	U	I	10	1F
NIEMI, GARY M & CHERYL A	3153	0026	09-12-1980	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	417,700	2022	1010	355,400	2021	1010	302,300
	1010	195,200		1010	138,800		1010	138,800
							1010	5,000
	Total	612,900		Total	494,200		Total	446,100

EXEMPTIONS

Year	Code	Description	Amount
2011	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)	417,600
Appraised Xf (B) Value (Bldg)	47,900
Appraised Ob (B) Value (Bldg)	5,000
Appraised Land Value (Bldg)	197,600
Special Land Value	0
Total Appraised Parcel Value	668,100
Valuation Method	C
Total Appraised Parcel Value	668,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0106				CENVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20064349	11-14-2006	RE	Remodel	5,000	04-03-2008	100	06-30-2008	
88056	11-01-2005	DG	Detached Gara	20,000	10-23-2006	100	06-30-2007	NS
35613	12-29-1998	AD	Addition	3,000	04-27-2000	100	01-01-2000	FARMERS PORCH
B32883	05-01-1989	AD	Addition	7,000	01-15-1992	100		CE ADD'N

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-01-2020	LS			FR	Field Review
05-15-2020	SR	02		03	Cycl Insp Comp
08-27-2014	JR	03		16	In Office Review
06-11-2012	LH	03		16	In Office Review
06-03-2008	PT	04		44	Drive by inspection only
04-03-2008	PT	02		14	Cyclical Inspection
10-23-2006	NF	02		01	Meas/Est

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	0.740	AC	176,344.00	1.31646	1.0000	5	1.00	0106	1.150		1.0000	266,967.1	197,600

Total Card Land Units 0.74 AC | Parcel Total Land Area 0.74 | Total Land Value 197,600

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
Stories	1.75	1 3/4 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
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	04	Electric
Heat Type	07	Elec Baseboard
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	8	8 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

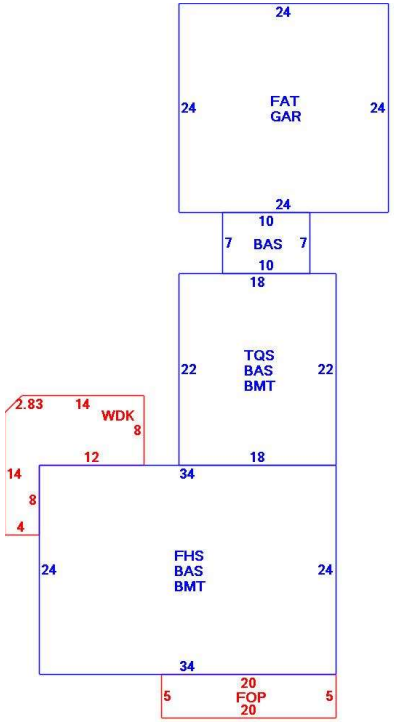
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	509,287
Year Built	1980
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	417,600
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
BGAR	Bsmt Garage	B	1	2326.00	1998		82		0.00	1,900
WDC	Wood Decking	L	158	20.00	1998		58		0.00	2,400
FOP	Open Porch-ro	B	100	55.00	1998		82		0.00	4,500
GAR	Attached Gara	B	576	40.00	1998		82		0.00	16,800
BMT	Basement-Unfi	B	1,212	26.01	1998		82		0.00	24,700
SHED	Shed	L	120	18.00	1998		58		0.00	1,300
SHED	Shed	L	120	18.00	1998		58		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,282	1,282	1,282	250.51	321,154
BMT	Basement Area	0	1,212	0	0.00	0
FAT	Attic, Finished	86	576	86	37.40	21,544
FHS	Half Story	408	816	408	125.26	102,208
FOP	Open Porch	0	100	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	257	396	257	162.58	64,381
WDK	Wood Deck	0	158	0	0.00	0
	Ttl Gross Liv / Lease Area	2,033	5,116	2,033		509,287