

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VIOLA, JOHN T TR & VIOLA, ALLISON J T VIOLA TRUST & ALLISON VIOLA T 2167 FALMOUTH RD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	532,400	532,400
			6 Septic			RES LAND	1010	204,600	204,600
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 318/14					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 27		#DL 2		Life Estate					
GIS ID F_966231_2700408		Assoc Pid#		PP STATU					
						Total	737,000	737,000	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VIOLA, JOHN T TR & VIOLA, ALLISON TR	30876	0130	11-03-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
VIOLA, JOHN T & ALLISON	30518	0335	05-30-2017	U	I	1	1F	2023	1010	446,400	2022	1010	382,000
VIOLA, JOHN T TR & VIOLA, ALLISON T	28005	0122	02-27-2014	U	I	1	1F		1010	202,400		1010	144,400
VIOLA, JOHN T & ALLISON	28005	0100	02-27-2014	U	I	1	1F					1010	49,600
VIOLA, JOHN T & ALLISON TRS	25204	0157	01-24-2011	U	I	1	1F						
								Total	648,800	Total	526,400	Total	480,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			CENVIL

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	399,600
Appraised Xf (B) Value (Bldg)	43,000
Appraised Ob (B) Value (Bldg)	89,800
Appraised Land Value (Bldg)	204,600
Special Land Value	0
Total Appraised Parcel Value	737,000
Valuation Method	C
Total Appraised Parcel Value	737,000

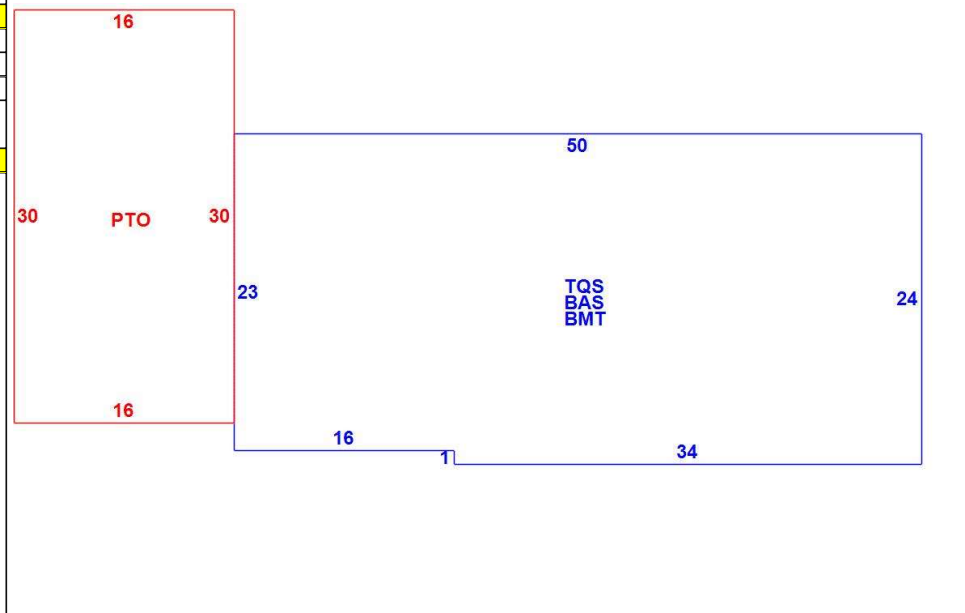
NOTES									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B36351	11-01-1993	AD	Addition	20,000	01-15-1995	100	01-15-1995	CE ADD'N	06-07-2023	SR	02		03	Cycl Insp Comp
B34958	04-01-1992	AD	Addition	10,000	01-15-1993	100	01-15-1993	CE ALTER.	06-03-2020	LS			FR	Field Review
									05-15-2017	MLF	03		16	In Office Review
									05-28-2008	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		1.0000	202,795.6	202,800		
1	1010	Single Fam M-0	RC	3	0.110	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	1,800		
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value			204,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	493,365
Year Built	1979
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	399,600
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
FPL2	Fireplace 1.5 s	B	1	6000.00			81		0.00	4,900
BFA	Bsmt Fin-Avg	B	1,000	17.36			81		0.00	14,100
SPL1	Pool-Concrete	L	512	100.00	2008		78	00	1.00	39,900
SHD2	Shed w/Elec	L	240	26.00	2008		60		0.00	3,700
PATC	Conc Pavers	L	480	15.46	2000		79		0.00	5,700
BMT	Basement-Unfi	B	1,184	26.01			81		0.00	24,000
QNT	Quonset-Metal	L	440	21.15	2000		81		0.00	7,500
FOPD	FOP-CONCR	L	32	31.41	2008		89	C	1.00	1,300
PATF	Flagstone Pav	L	380	30.00	2008		89		0.00	10,000
SHP1	Workshop - Av	L	527	45.00	2000		81	C	1.00	19,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	252.49	298,948
BMT	Basement Area	0	1,184	0	0.00	0
PTO	Patio	0	480	0	0.00	0
TQS	Three Quarter Story	770	1,184	770	164.20	194,417
Ttl Gross Liv / Lease Area		1,954	4,032	1,954		493,365



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									2023	1010	446,400	2022	1010	382,000	2021	1010	286,300
										1010	202,400		1010	144,400		1010	144,400
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									Total		648,800	Total		526,400	Total		480,300

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Total Card Land Units					Parcel Total Land Area					Total Land Value				
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SHED	Shed	L	140	18.00	2022		100		0.00	2,500	
BUILDING SUB-AREA SUMMARY SECTION											
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