Property Location 48 SEAN'S CIRCLE | Map ID 170/ 057/ 006/ / | Bldg Name | State Use 1010
Vision ID 11285 | Account # 96639 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/31/2024 9:05:14 PM

CURRENT OWNER

WHEELER, ROBERT G & KATHERINE

48 SEAN'S CIRCLE

CENTERVILLE MA 02632

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

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	327/56
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 6	PP STATU	
#DL 2			
GIS ID	F_965619_2703394	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	286,900	286,900
RES LAND	1010	152,600	152,600
Total		439,500	439,500

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
WHEELER, ROBERT G & KATHERINE L	25284	0078	02-28-2011	Q	I	230,500	00
MARCELINE, CHARLES P TR	20159	0028	08-15-2005	U	I	1	1A
MARCELINE, CHARLES P JR & SANDRA	9606	0118	03-15-1995	Q	I	104,000	U
REILLY, JAMES J ET ALS	5081	0067	05-15-1986	Q	I	119,000	U
HARRIS, LEONARD & EUNICE R	3626	0349	12-15-1982	U	I	65,000	J

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	251,800	2022	1010	217,100	2021	1010	176,800
	1010	138,700		1010	102,700		1010	102,700
							1010	4,100
	Total	390,500		Total	319,800		Total	283,600

EXEMPTIONS

Year	Code	Description	Amount
2015	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)	238,800
Appraised Xf (B) Value (Bldg)	41,800
Appraised Ob (B) Value (Bldg)	6,300
Appraised Land Value (Bldg)	152,600
Special Land Value	0
Total Appraised Parcel Value	439,500
Valuation Method	C
Total Appraised Parcel Value	439,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				CENVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
SHED-21-1	09-09-2021	863	Shed Registrati	0	06-30-2022	100	06-30-2022	
18-437	03-02-2018	880	Alt-Int work-Res	7,000	06-30-2018	100	06-30-2018	RENOVATE - DOWNSTAIRRS
201202335	05-15-2012	IN	Insulation	3,588	12-31-2012	100	12-31-2012	INSULATE

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-23-2022	SR	02		02	Bldg Permit Completed
04-24-2020	LS			FR	Field Review
06-17-2016	KM	02		03	Cycl Insp Comp
08-20-2014	GC	03		16	In Office Review
04-09-2014	TR	22		22	Change of Address
09-06-2011	JR	03		16	In Office Review
07-18-2008	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	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0105	1.000		1.0000	423,825.1	152,600

Total Card Land Units 0.36 AC | Parcel Total Land Area 0.36 | Total Land Value 152,600

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CONSTRUCTION DETAIL

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		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2	14	Carpet
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 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

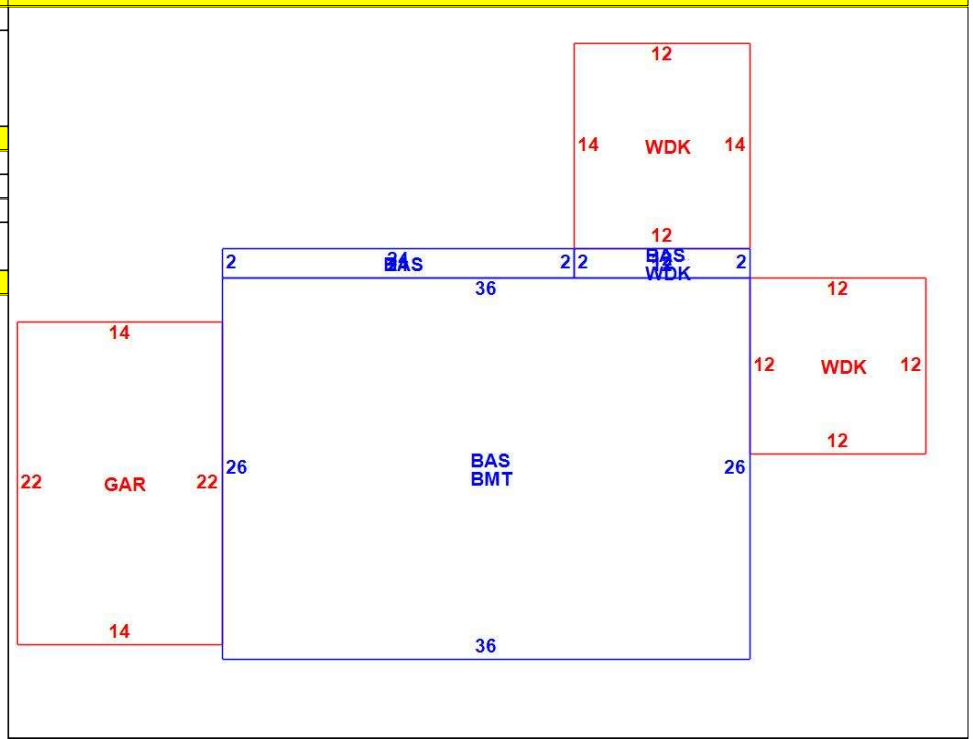
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	294,870
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	238,800
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
FPL1	Fireplace 1 sto	B	1	5000.00	1997		81		0.00	4,100
BFA	Bsmt Fin-Avg	B	432	17.36	1997		81		0.00	6,100
WDC	Wood Decking	L	168	20.00	2016		94		0.00	4,100
GAR	Attached Gara	B	308	40.00	1997		81		0.00	11,000
BMT	Basement-Unfi	B	936	26.01	1997		81		0.00	20,600
SHED	Shed	L	120	18.00	2022		100		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	292.53	294,870
BMT	Basement Area	0	936	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	336	0	0.00	0
	Ttl Gross Liv / Lease Area	1,008	2,588	1,008		294,870