

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
SELENS, JEFFREY P & MICHELLE L 88 JAMES OTIS ROAD CENTERVILLE MA 02632		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	414,100	414,100
				2	Public Water					RES LAND	1010	153,200	153,200
SUPPLEMENTAL DATA										Total		567,300	567,300
Alt Prcl ID		Split Zonin		Plan Ref.		386/90-94							
BID Parcel		ResExpt Q		#DL 1		LOT 610		Life Estate					
#DL 2		GIS ID		F_966071_2704561		Assoc Pid#							

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
SELENS, JEFFREY P & MICHELLE L		23156	0315	09-15-2008		Q	I	279,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LASALLE BANK NATIONAL ASSC		22981	0110	06-16-2008		U	I	315,000		1L		2023	1010	358,600	2022	1010	311,700	2021	1010	252,600
MAGALHAES, PEDRO HENRIQUE FORT		20790	0104	03-03-2006		Q	I	373,000		00			1010	139,300		1010	103,200		1010	103,200
GENTILE, JOSEPH J SR		12716	0272	12-10-1999		Q	I	215,000		00									1010	6,600
FLANAGAN, MARK D & LAURIE G		7067	0317	02-21-1990		U	I	105,000		A		Total		497,900	Total		414,900	Total		362,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2024	5C	RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Appraised Bldg. Value (Card)	349,200		
0105			Batch	Appraised Xf (B) Value (Bldg)	58,300		
			CENVIL	Appraised Ob (B) Value (Bldg)	6,600		

NOTES												APPRAISED LAND VALUE (Bldg)			
												Appraised Land Value (Bldg)	153,200		
												Special Land Value	0		
												Total Appraised Parcel Value	567,300		
												Valuation Method	C		
												Total Appraised Parcel Value	567,300		

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-22-1	01-04-2022	835	Sid/Wind/Roof/	5,527		100		insulation and air sealing work		08-29-2023	JO	03		16	In Office Review
201408047	11-24-2014	PV	Solar PV Syste	26,000	08-17-2015	100	06-30-2016	INSTALL SOLAR PANELS ON		04-24-2020	LS			FR	Field Review
B27983	06-01-1985	DW	Dwelling	100,000	12-31-1985	100	12-31-1985	CE 1 STOR		02-04-2016	SR	01		02	Bldg Permit Completed
B27474	01-01-1985	DW	Dwelling	0	01-15-1985	100	12-31-1985	CE 1 STOR		07-29-2008	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	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0105	1.000		1.0000	403,245.8	153,200	
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value					153,200

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	30	Cement Siding			
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					
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					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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	415,738
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	349,200
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	2000		84		0.00	4,200
SHED	Shed	L	192	18.00	2004		70		0.00	2,400
FEP	Enclosed porc	B	168	70.00	2000		84		0.00	9,500
GAR	Attached Gara	B	440	40.00	2000		84		0.00	14,300
BMT	Basement-Unfi	B	1,540	26.01	2000		84		0.00	30,300
PAT2	Patio-Good	L	610	9.94	1991		72		0.00	4,200
SOL2	Solar PV Pane	B	42	725.00	2000		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	269.96	415,738
BMT	Basement Area	0	1,540	0	0.00	0
FEP	Enclosed Porch	0	168	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
PTO	Patio	0	610	0	0.00	0
Ttl Gross Liv / Lease Area		1,540	4,298	1,540		415,738

