

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SALETNIK, EUGENE W & SANDRA L  254 AMES WAY  CENTERVILLE MA 02632		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	374,200	374,200
			6 Septic			RES LAND	1010	152,200	152,200
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 223 #DL 2 GIS ID F_966265_2702905				Plan Ref. 306/17-24 Land Ct# #SR Life Estate PP STATU Assoc Pid#		526,400 526,400			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SALETNIK, EUGENE W & SANDRA L		29053 0142	08-03-2015	Q	I	295,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GREGORY, PAUL F & DONNA L		23059 0087	07-23-2008	U	I	210,000	1	2023	1010	321,700	2022	1010	280,400	2021	1010	218,300
GULLOTTI, PAULINE TR		23059 0083	07-23-2008	U	I	0	1		1010	138,400		1010	102,500		1010	102,500
BRATENAS, PAUL G TR		22911 0017	05-15-2008	U	I	10	1F								1010	9,000
BRATENAS, PAUL G & GULLOTTI, PAULI		5449 0017	12-15-1986	U	I	1	A	Total		460,100	Total		382,900	Total		329,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2017	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				CENVIL	Appraised Bldg. Value (Card)	330,200	
					Appraised Xf (B) Value (Bldg)	35,000	
					Appraised Ob (B) Value (Bldg)	9,000	
					Appraised Land Value (Bldg)	152,200	
					Special Land Value	0	
					Total Appraised Parcel Value	526,400	
					Valuation Method	C	
					Total Appraised Parcel Value	526,400	

NOTES										VISIT / CHANGE HISTORY						
										Date	Id	Type	Is	Cd	Purpost/Result	
										04-24-2020	LS			FR	Field Review	
										03-25-2019	RB	03		16	In Office Review	
										07-05-2016	GC	03		16	In Office Review	
										06-24-2016	KM	01		03	Cycl Insp Comp	
										05-09-2016	JR	03		20	Sale Review	
										02-02-2011	RB	03		02	Bldg Permit Completed	
										10-19-2009	MK	02		52	New Construction	

BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
200902357	05-29-2009	RE	Remodel	7,500	10-19-2010	100	06-30-2011	CONSTR FARM PRCH	04-24-2020	LS			FR	Field Review	
200804731	09-02-2008	NW	New Windows	5,800		100		REPL WINDWS/RESIDE FRO	03-25-2019	RB	03		16	In Office Review	

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	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200

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	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	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	366,890
Year Built	1980
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	330,200
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	2008		90		0.00	4,500
WDC	Wood Deck w/	L	224	18.00	1998		58		0.00	2,600
FOP	Open Porch-ro	B	120	55.00	2008		90		0.00	5,700
BMT	Basement-Unfi	B	1,060	26.01	2008		90		0.00	24,800
GEN	Emergency Ge	L	1	5550.00	2016		94		0.00	5,200
SHED	Shed	L	72	18.00	2016		94		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,228	1,228	1,228	298.77	366,890
BMT	Basement Area	0	1,060	0	0.00	0
FOP	Open Porch	0	120	0	0.00	0
WDC	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,228	2,632	1,228		366,890

