

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
RIVERS, FRED SR & NOREEN 273 SKUNKNET ROAD CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	288,800	288,800
		6	Septic							RES LAND	1010	154,200	154,200
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 18 #DL 2 GIS ID F_966670_2704605						Plan Ref. 403/26-27 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		443,000	443,000

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
RIVERS, FRED SR & NOREEN		25682	0237	09-16-2011		U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RIVERS, FRED SR		25663	0312	09-07-2011		U	I			10,000	1A	2023	1010	256,900	2022	1010	219,400	2021	1010	187,700
RIVERS, FRED SR & JANINE D		25131	0327	12-29-2010		U	I			1	1A		1010	140,200		1010	103,800		1010	103,800
RIVERS, NOREEN & JANINE D		25062	0233	12-07-2010		U	I			1	1A								1010	2,500
RIVERS, FRED SR & JANINE D		13544	0291	02-07-2001		U	I			0	1	Total		397,100	Total		323,200	Total		294,000

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																
2024	22	VETERAN																	
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	252,100
0105						CENVIL		Appraised Xf (B) Value (Bldg)	34,200
NOTES								Appraised Ob (B) Value (Bldg)	2,500
								Appraised Land Value (Bldg)	154,200
								Special Land Value	0
								Total Appraised Parcel Value	443,000
								Valuation Method	C
								Total Appraised Parcel Value	443,000

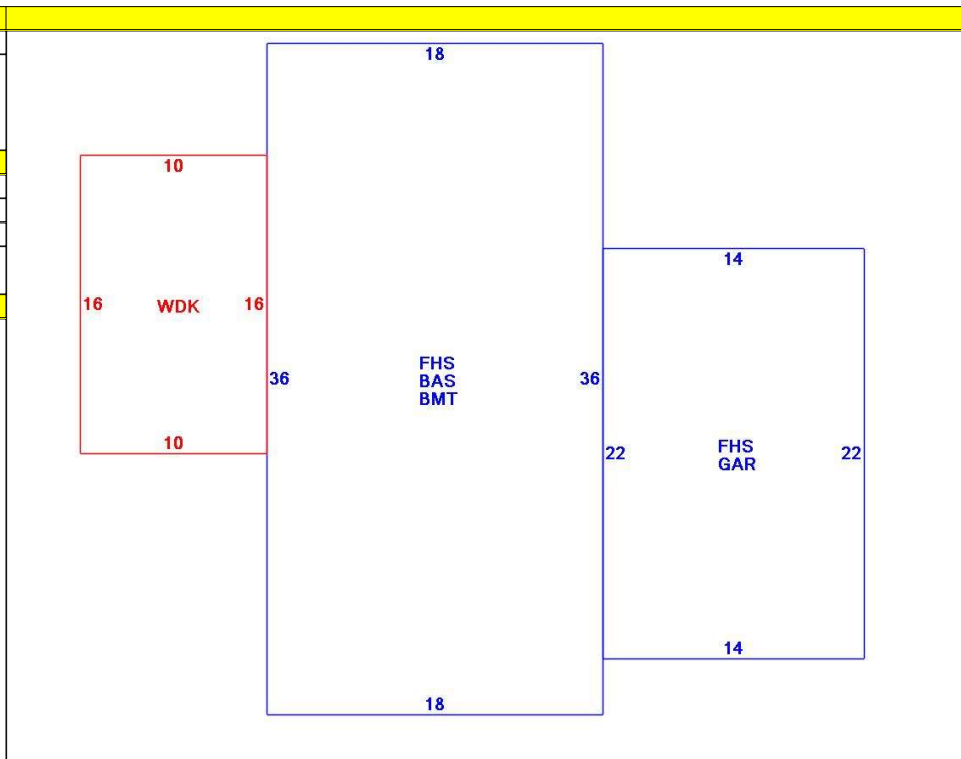
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-9 B30180	07-12-2023 11-01-1986	835 DW	Sid/Wind/Roof/ Dwelling	13,073 50,000	01-15-1988	100 100		Replace 2 patio doors; no stru CE 11/2 S		08-28-2023	EG	03		16	In Office Review
										08-25-2023	JO	03		16	In Office Review
										04-27-2020	LS			FR	Field Review
										05-10-2012	LH	03		16	In Office Review
										12-30-2010	DR	03		16	In Office Review
										12-14-2010	DR	03		16	In Office Review
										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	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0105	1.000		1.0000	376,124.1	154,200	
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value					154,200

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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
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	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		300,079
Year Built		1986
Effective Year Built		1999
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		252,100
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
FPL3	Fireplace 2 sto	B	1	7000.00	2001		84		0.00	5,900
WDC	Wood Decking	L	160	20.00	1999		60		0.00	2,500
GAR	Attached Gara	B	308	40.00	2001		84		0.00	11,400
BMT	Basement-Unfi	B	648	26.01	2001		84		0.00	16,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	648	648	648	266.50	172,692
BMT	Basement Area	0	648	0	0.00	0
FHS	Half Story	478	956	478	133.25	127,387
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,126	2,720	1,126		300,079

