

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FEARE, LORIS A & KERIAN L  343 PRINCE HINCKLEY ROAD  CENTERVILLE MA 02632		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	492,200	492,200
			2 Public Water			RES LAND	1010	152,600	152,600
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 306/17-2					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 69		#DL 2		Life Estate					
GIS ID F_965564_2705160		Assoc Pid#		PP STATU					

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FEARE, LORIS A & KERIAN L		3557 226	12-22-2022	Q	I	575,000	00	Year	Code	Assessed	Year	Code	Assessed
MCSHANE, HAROLD B & EILEEN V TRS		21434 144	10-16-2006	U	I	10	1F	2023	1010	436,200	2022	1010	370,100
MCSHANE, EILEEN V		11692 0319	09-11-1998	Q	I	191,000	00		1010	138,700		1010	102,700
GAMACHE, B DENNIS & DENISE		5557 0143	02-15-1987	Q	I	175,000	U					1010	5,500
WALANTIS, JOHN H TR		5187 0335	07-15-1986	U	V	1	A	Total		574,900	Total		472,800
								Total			Total		421,700

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
0105			CENVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	442,300
Appraised Xf (B) Value (Bldg)	44,400
Appraised Ob (B) Value (Bldg)	5,500
Appraised Land Value (Bldg)	152,600
Special Land Value	0
Total Appraised Parcel Value	644,800
Valuation Method	C
Total Appraised Parcel Value	644,800

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
BLDR-23-48 B29907	06-03-2023 09-01-1986	839 DW	Solar Panel-Re Dwelling	9,000 60,000	01-15-1987	0 100		Installation of a safe and code CE 1 STOR		06-06-2023 04-23-2020 10-23-2016 07-10-2014 08-10-2011 08-26-2008 02-09-2007	LP LS KM JR RB PT TR			20 FR 03 16 16 14 16	Sale Review Field Review Cycl Insp Comp In Office Review In Office Review Cyclical Inspection In Office Review

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

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	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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	526,543
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	442,300
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	2001		84		0.00	5,000
WDC	Deck comp w	L	240	28.00	1999		60		0.00	4,400
GAR	Attached Gara	B	336	40.00	2001		84		0.00	12,100
BMT	Basement-Unfi	B	1,332	26.01	2001		84		0.00	27,300
SHED	Shed	L	64	18.00	2016		94		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,580	1,580	1,580	230.94	364,885
BMT	Basement Area	0	1,332	0	0.00	0
FHS	Half Story	666	1,332	666	115.47	153,806
GAR	Attached Garage	0	336	0	0.00	0
UAT	Attic, Unfinished	0	336	34	23.37	7,852
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		2,246	5,156	2,280		526,543

