

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
LUCIANI, STEPHEN TR LUCIANI FAMILY TRUST 23 ASHLEY DRIVE CENTERVILLE MA 02632		2	Above Street	6	Septic	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 664,100 169,000	Assessed 664,100 169,000		
				4	Gas										
SUPPLEMENTAL DATA															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 103 & 143 #DL 2 GIS ID F_965485_2707753						Plan Ref. 247/84 Land Ct# #SR Life Estate PP STATU Assoc Pid#									
										Total		833,100		833,100	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LUCIANI, STEPHEN TR		33691	193	07-11-2018		U	I			0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
LUCIANI, DOROTHY & STEPHEN TRS		28659	0344	02-02-2015		U	I			1	1F	2023	1010	575,100	2022	1010	505,500	2021	1010	395,700			
LUCIANI, STEPHEN H & DOROTHY		24703	0320	07-26-2010		U	I			1	1F		1010	153,700		1010	113,800		1010	113,800			
LUCIANI, STEPHEN H & DOROTHY		3106	0034	06-04-1980		Q				9,500	U								1010	19,700			
												Total		728,800		Total		619,300		Total		529,200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2023	5C	RESIDENTIAL EXEMPTION	0.00																	
			Total				0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name		B	Tracing	Batch		
0105					CENVIL		
NOTES							
						Appraised Bldg. Value (Card)	559,900
						Appraised Xf (B) Value (Bldg)	84,500
						Appraised Ob (B) Value (Bldg)	19,700
						Appraised Land Value (Bldg)	169,000
						Special Land Value	0
						Total Appraised Parcel Value	833,100
						Valuation Method	C
						Total Appraised Parcel Value	833,100

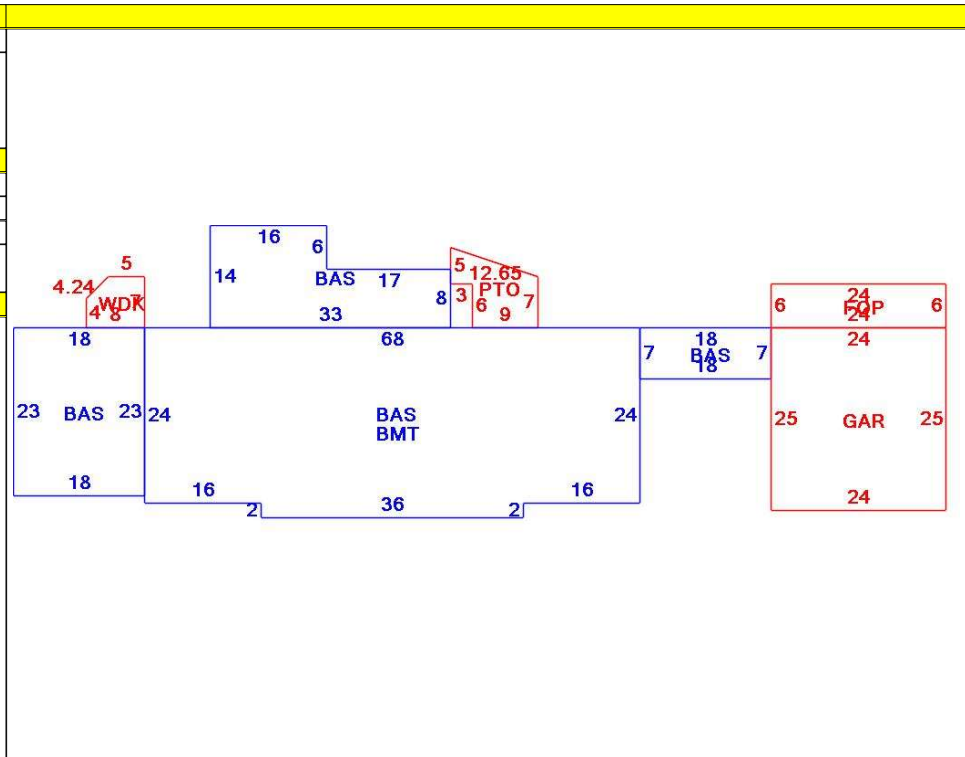
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-20-7	12-30-2020	835	Sid/Wind/Roof/	2,825		100		Strip of old roofing shingles ov	08-16-2022	JO			16	In Office Review	
20-295	01-30-2020	822	Insulation	4,532		100		weatherization	04-23-2020	LS			FR	Field Review	
16-1104	05-02-2016	835	Sid/Wind/Roof/	0	06-30-2016	100	06-30-2016	re-roof stripping old	03-29-2017	JR	03		02	Bldg Permit Completed	
16-725	04-22-2016	839	Solar Panel-Re	21,073	08-09-2016	100	06-30-2017	install 14 solar panels 3.99 kw	02-10-2015	MW	01		02	Bldg Permit Completed	
201404786	08-12-2014	PV	Solar PV Syste	25,000	12-18-2014	100	06-30-2015	PV 40 SOLAR PV PANELS 10	08-25-2009	NF	03		03	Cycl Insp Comp	
201400730	02-06-2014	NW	New Windows	6,633	06-30-2014	100	06-30-2014	REPLC WINDS .30 U VALUE	09-24-2008	PT	02		14	Cyclical Inspection	
33095	09-02-1998	WD	Wood Deck	4,500	06-09-1999	100	01-01-1999								

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	0.680	AC	176,344.00	1.40956	1.0000	5	1.00	0105	1.000		1.0000	248,574.5	169,000
Total Card Land Units					0.68	AC	Parcel Total Land Area					0.68	Total Land Value				169,000

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	23	Laminate			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	674,566
Year Built	1972
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	559,900
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	1999		83		0.00	4,200
SPL2	Pool Vinyl	L	540	55.00	1985		32	00	1.00	9,400
BFA	Bsmt Fin-Avg	B	1,700	17.36	1999		83		0.00	24,500
GEN	Emergency Ge	L	1	5550.00	2008		78		0.00	4,300
PAT1	Patio- Average	L	563	5.89	2000		81		0.00	2,600
FOP	Open Porch-ro	B	144	55.00	1999		83		0.00	5,900
GAR	Attached Gara	B	600	40.00	1999		83		0.00	17,400
BMT	Basement-Unfi	B	1,704	26.01	1999		83		0.00	32,500
PAT2	Patio-Good	L	180	9.94	1990		71		0.00	1,400
WDC	Wood Decking	L	52	20.00	1990		42		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,604	2,604	2,604	259.05	674,566
BMT	Basement Area	0	1,704	0	0.00	0
FOP	Open Porch	0	144	0	0.00	0
GAR	Attached Garage	0	600	0	0.00	0
PTO	Patio	0	90	0	0.00	0
WDC	Wood Deck	0	52	0	0.00	0
Ttl Gross Liv / Lease Area		2,604	5,194	2,604		674,566



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											2023	1010 1010	575,100 153,700	2022	1010 1010	505,500 113,800	2021	1010 1010 1010	395,700 113,800 19,700
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Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
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Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2	23	Laminate				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	1					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	10	1 Full-0 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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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	
PAT2	Patio-Good	L	90	9.94	1990		71		0.00	800	
SOL2	Solar PV Pane	B	40	725.00	1999		0		0.00	0	
SOL1	Solar PV Pane	B	14	860.00	1999		0		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											