

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GINCAUSKIS, EDWARD & FRANKLIN, EDWARD W GINCAUSKIS 2022 REV 73 ASHLEY DRIVE CENTERVILLE MA 02632		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	421,900	421,900
			2 Public Water			RES LAND	1010	151,900	151,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 182 #DL 2 GIS ID F_965070_2707911				Plan Ref. 247/84 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		573,800	573,800

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GINCAUSKIS, EDWARD & FRANKLIN, AS		35440 307	10-24-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
GINCAUSKIS, EDWARD W		20625 0157	01-03-2006	U	I	1	1A	2023	1010	363,900	2022	1010	314,900
GINCAUSKIS, STELLA K		11862 0317	11-24-1998	U	I	1	1A		1010	138,100		1010	102,300
GINCAUSKIS, EDWARD W & STELLA K		11004 0272	10-15-1997	Q	I	148,000	00					1010	5,300
HOLLENBACH, ROBERT C & JULIA G		5380 0156	10-15-1986	Q	I	158,000	U	Total		502,000	Total		417,200
								Total			Total		362,200

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			

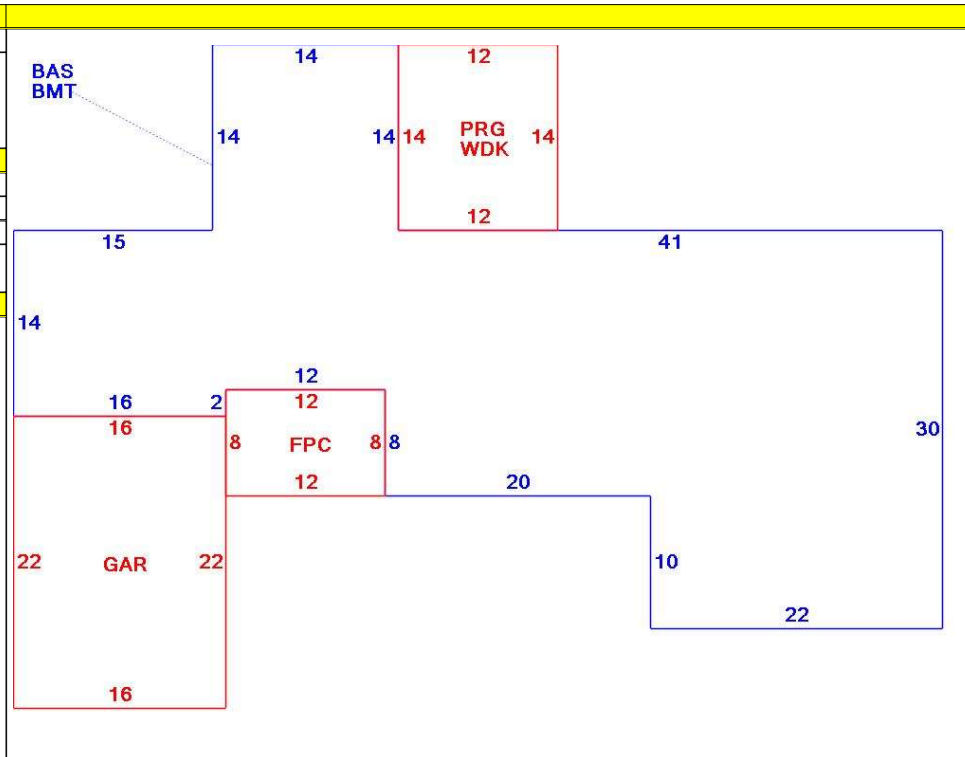
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	364,600
Appraised Xf (B) Value (Bldg)	52,000
Appraised Ob (B) Value (Bldg)	5,300
Appraised Land Value (Bldg)	151,900
Special Land Value	0
Total Appraised Parcel Value	573,800
Valuation Method	C
Total Appraised Parcel Value	573,800

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
									04-23-2020	LS			FR	Field Review
									01-11-2018	KM	02		03	Cycl Insp Comp
									04-27-2011	RB	03		03	Cycl Insp Comp
									09-25-2008	PT	02		14	Cyclical Inspection
									04-25-2007	DR	22		22	Change of Address
									12-27-1999	MF	01		00	Meas/Listed-Interior Acces
									02-15-1985	FR				

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	0.340 AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4	151,900
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			151,900

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	12	Hardwood			
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	7	7 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
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		434,014	
Year Built		1984	
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		364,600	
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
PRG1	Pergola-Avg	L	168	18.00	1985		32	C	1.00	1,000
WDC	Wood Decking	L	168	20.00	1999		60		0.00	2,600
FOPC	Open Prch-roo	B	96	55.00	2000		84		0.00	3,800
GAR	Attached Gara	B	352	40.00	2000		84		0.00	12,500
BMT	Basement-Unfi	B	1,624	26.01	2000		84		0.00	31,500
SHED	Shed	L	96	18.00	2018		98		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,624	1,624	1,624	267.25	434,014
BMT	Basement Area	0	1,624	0	0.00	0
FPC	Open Porch Conc. Floor	0	96	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
PRG	Pergola	0	168	0	0.00	0
WDC	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,624	4,032	1,624		434,014

