

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KENNEY, BARBARA & CHRISTOPHE  96 VALLEY BROOK ROAD  CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	436,100	436,100
			6 Septic			RES LAND	1010	178,100	178,100
<b>SUPPLEMENTAL DATA</b>						Total 614,200 614,200			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 35548-D (SH 2)					
#DL 1		INFO: LOT 22		#SR					
#DL 2				Life Estate					
GIS ID F_967796_2700834				PP STATU					
				Assoc Pid#					

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KENNEY, BARBARA & CHRISTOPHER D		C227000	0	07-22-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
KENNEY, BARBARA		C143650	0	02-25-1997	Q	I	114,000	00	2023	1010	377,600	2022	1010	323,900
CARLETON, EARLE J & LILLIAN		C111419	0	07-07-1987	U	I	1	A		1010	176,000		1010	125,100
CARLETON, EARLE J ESTATE OF		#D68814	0	02-25-1987			0						1010	2,800
CARLETON, EARLE J		#D68813	0	02-25-1987			0							
									Total	553,600	Total	449,000	Total	385,300

EXEMPTIONS		OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00		
		Total	0.00		

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	395,500
Appraised Xf (B) Value (Bldg)	37,800
Appraised Ob (B) Value (Bldg)	2,800
Appraised Land Value (Bldg)	178,100
Special Land Value	0
Total Appraised Parcel Value	614,200
Valuation Method	C
Total Appraised Parcel Value	614,200

NOTES							

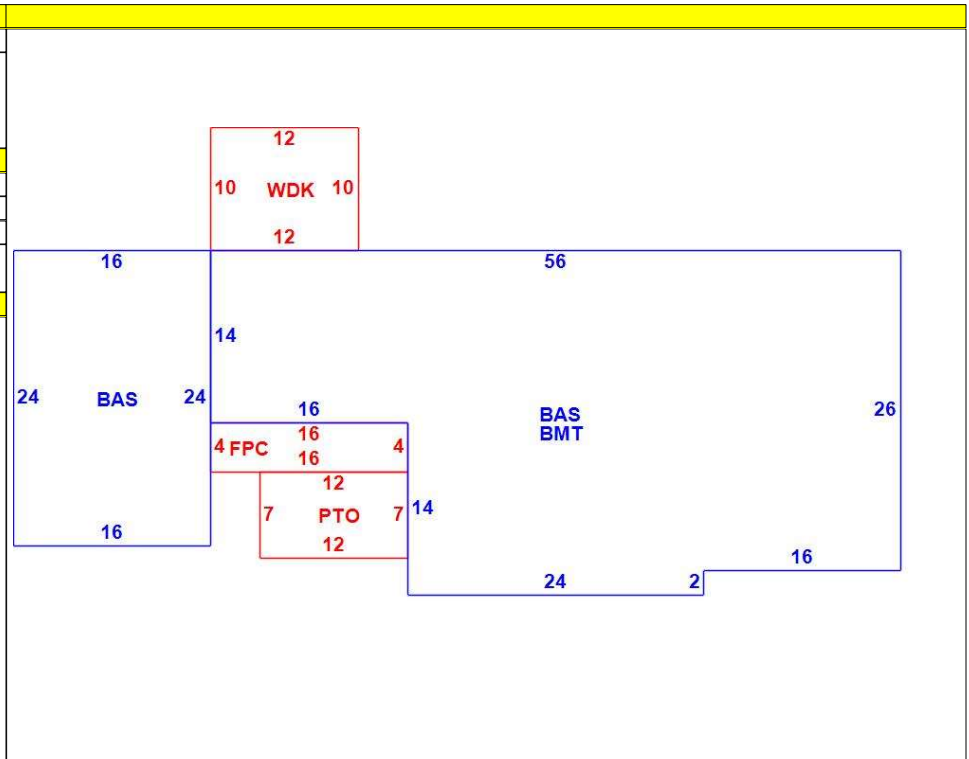
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
78769	08-23-2004	RE	Remodel	40,000	06-09-2005	100	01-01-2005		10-13-2020	JD	03		16	In Office Review
									06-23-2020	LS			FR	Field Review
									09-20-2019	JD	03		16	In Office Review
									02-01-2019	TR	03		16	In Office Review
									07-26-2017	KM	02		14	Cyclical Inspection
									07-09-2009	JG	03		16	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	0.430	AC	176,344.00	2.04234	1.0000	5	1.00	0106	1.150		1.0000	414,179.1	178,100
Total Card Land Units					0.43	AC	Parcel Total Land Area					0.43	Total Land Value			178,100	

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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	476,525
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	395,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	1999		83		0.00	4,200
WDC	Wood Decking	L	120	20.00	1999		60		0.00	2,300
FOPC	Open Prch-roo	B	64	55.00	1999		83		0.00	2,800
BMT	Basement-Unfi	B	1,312	26.01	1999		83		0.00	26,600
PAT2	Patio-Good	L	84	9.94	1992		46		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,696	1,696	1,696	280.97	476,525
BMT	Basement Area	0	1,312	0	0.00	0
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
PTO	Patio	0	84	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,696	3,276	1,696		476,525

