

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
RITACCO, JAMES P & MCCARTHY, J 26 TUCKERNUCK RD CENTERVILLE MA 02632	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1010	320,000		320,000
			6	Septic			RES LAND	1010	151,900		151,900
SUPPLEMENTAL DATA						Total		471,900	471,900		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_967396_2703578				Plan Ref. 224/87 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RITACCO, JAMES P & MCCARTHY, JUDE	35868	201	06-29-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RITACCO, JAMES P & MCCARTHY, JUDE	16266	0112	01-21-2003	Q	I	265,000	00	2023	1010	279,600	2022	1010	248,500	2021	1010	200,200
PRIFTI, JOHN S & JANICE M	10549	0194	12-30-1996	Q	I	115,900	00		1010	138,100		1010	102,300		1010	102,300
TUCKER, RICHARD JR & PATRICIA	7238	0243	07-15-1990	Q	I	110,000	U								1010	9,800
TOBIN, WILLIAM L & JULIA	1478	1087	07-16-1970	Q		22,500	U	Total		417,700	Total		350,800	Total		312,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2010	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)	254,300		
				Appraised Xf (B) Value (Bldg)	55,900		
				Appraised Ob (B) Value (Bldg)	9,800		
				Appraised Land Value (Bldg)	151,900		
				Special Land Value	0		
				Total Appraised Parcel Value	471,900		
				Valuation Method	C		
				Total Appraised Parcel Value	471,900		

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-21-1	10-13-2021	835	Sid/Wind/Roof/	9,500		100		Remove and replace approx 2	04-21-2020	LS			FR	Field Review	
80983	12-01-2004	OB	Out Building	500	09-26-2005	100	01-01-2006		11-27-2017	KM	02		03	Cycl Insp Comp	
79578	09-29-2004	AD	Addition	10,000	05-17-2005	100	01-01-2006		08-25-2009	NF	03		03	Cycl Insp Comp	
31454	06-08-1998	NR	New Roof	2,000	01-01-1999	100			01-13-2009	PT	02		14	Cyclical Inspection	
									06-24-2008	NF	03		16	In Office Review	
									06-18-2008	MA	22		22	Change of Address	
									05-18-2005	MF	02		02	Bldg Permit Completed	

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	30	Cement Clapbd			
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	1				
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	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	326,017
Year Built	1970
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	254,300
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
FPL1	Fireplace 1 sto	B	1	5000.00	1993		78		0.00	3,900
BRR	Bsmt Rec Rm-	B	160	8.05	1993		78		0.00	1,000
WDC	Wood Decking	L	448	20.00	1995		52		0.00	4,400
PAT1	Patio- Average	L	200	5.89	1995		76		0.00	1,000
WDC	Wood Decking	L	448	20.00	1995		52		0.00	4,400
FOP	Open Porch-ro	B	224	55.00	1993		78		0.00	7,500
FEP	Enclosed porc	B	224	70.00	1993		78		0.00	10,500
GAR	Attached Gara	B	300	40.00	1993		78		0.00	10,400
BMT	Basement-Unfi	B	1,140	26.01	1993		78		0.00	22,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,140	1,140	1,140	285.98	326,017
BMT	Basement Area	0	1,140	0	0.00	0
FEP	Enclosed Porch	0	224	0	0.00	0
FOP	Open Porch	0	224	0	0.00	0
GAR	Attached Garage	0	300	0	0.00	0
WDC	Wood Deck	0	896	0	0.00	0
Ttl Gross Liv / Lease Area		1,140	3,924	1,140		326,017

