

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
WALSH, SCOTT J  50 AUDUBON CIRCLE  CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	433,900	433,900
				6	Septic					RES LAND	1010	152,900	152,900
<b>SUPPLEMENTAL DATA</b>										Total		586,800	586,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 15 #DL 2 GIS ID F_968309_2705724				Plan Ref. 272/58 Land Ct# #SR Life Estate 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)						
WALSH, SCOTT J		31740	0180	12-20-2018		Q	I			336,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MELANSON, F & NYLEN, M & MELANSO		26366	0149	05-29-2012		U	I			0	1F	2023	1010	376,400	2022	1010	331,700	2021	1010	249,000
MELANSON, CHARLES TR		19212	0150	11-04-2004		U	I			100	1F		1010	139,000		1010	103,000		1010	103,000
MELANSON, CHARLES A		3988	0117	01-15-1984		Q	I			54,000	U								1010	24,500
TAYLOR, LILY B		2340	0208	05-19-1976		Q				38,800	U	Total		515,400	Total		434,700	Total		376,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

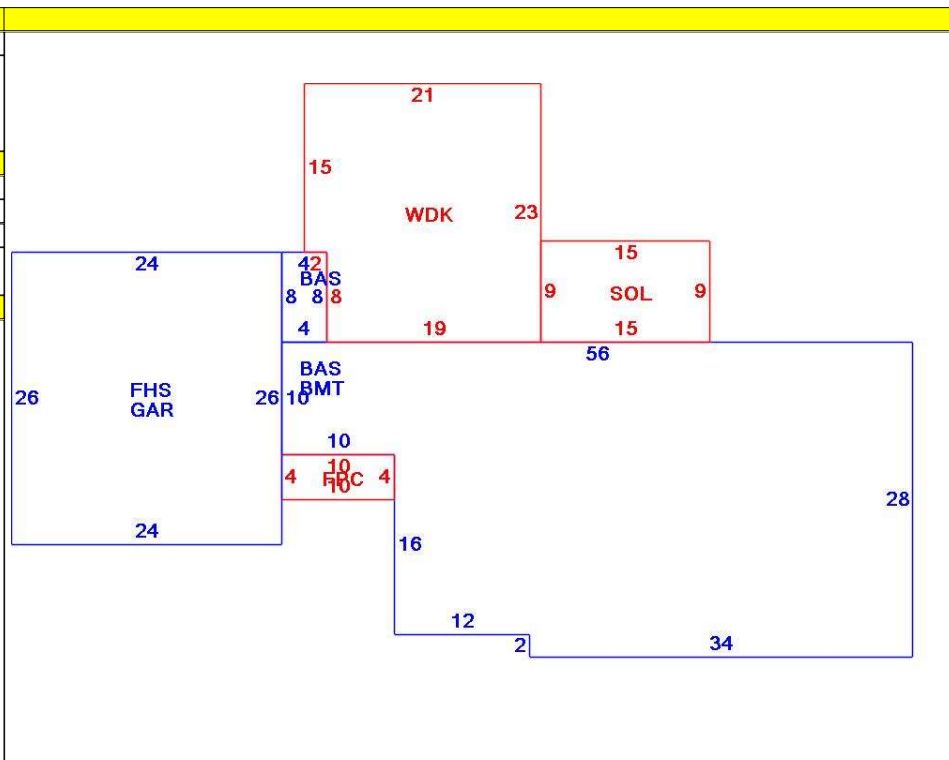
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	361,700
Appraised Xf (B) Value (Bldg)	47,700
Appraised Ob (B) Value (Bldg)	24,500
Appraised Land Value (Bldg)	152,900
Special Land Value	0
Total Appraised Parcel Value	586,800
Valuation Method	C
Total Appraised Parcel Value	586,800

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	
83687	04-27-2005	AD	Addition	100,000	10-30-2006	100	06-30-2007		02-09-2022	AS	03		16	In Office Review	
									04-21-2020	LS			FR	Field Review	
									09-16-2016	KM	02		03	Cycl Insp Comp	
									01-26-2009	PT	04		44	Drive by inspection only	
									10-30-2006	NF	02		01	Meas/Est	
									01-11-2000	PT	01		00	Meas/Listed-Interior Acces	
									11-15-1989	ML	01		00	Meas/Listed-Interior Acces	

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	0.370 AC	176,344.00	2.34343	1.0000	5	1.00	0105	1.000		1.0000	413,244.5	152,900

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New				452,142	
Year Built				1974	
Effective Year Built				1993	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				20	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				80	
RCNLD				361,700	
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	1995		80		0.00	4,000
SOL	Solarium	L	135	171.10	1996		77	C	1.00	17,300
WDC	Wood Decking	L	467	20.00	1996		54		0.00	4,800
GAR	Attached Gara	B	624	40.00	1995		80		0.00	17,300
BMT	Basement-Unfi	B	1,364	26.01	1995		80		0.00	26,400
SHED	Shed	L	144	18.00	2016		94		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,396	1,396	1,396	264.72	369,549
BMT	Basement Area	0	1,364	0	0.00	0
FHS	Half Story	312	624	312	132.36	82,593
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
SOL	Solarium	0	135	0	0.00	0
WDK	Wood Deck	0	467	0	0.00	0
Ttl Gross Liv / Lease Area		1,708	4,650	1,708		452,142

