

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
FREDO, CHRISTOPHER & JENNIFER 174 CEDRIC ROAD CENTERVILLE MA 02632	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	554,900	554,900		
		6 Septic				RES LAND	1010	170,400	170,400		
SUPPLEMENTAL DATA						Total				725,300	725,300
Alt Prcl ID		Split Zonin		Plan Ref. 344/78							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		LOT 44 & 61B		#SR							
#DL 2				Life Estate							
GIS ID		F_968992_2708927		PP STATU A:Active							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FREDO, CHRISTOPHER M & JENNIFER FREDO, CHRISTOPHER & JENNIFER NUGNES, JOHN A & CATHERINE P	35604	136	01-20-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	26508	0245	07-18-2012	Q	I	426,500	00	2023	1010	491,800	2022	1010	417,500	2021	1010	354,300
	3122	0054	07-11-1980	U		0			1010	154,900		1010	114,800		1010	114,800
Total								646,700		Total		532,300		Total		474,800

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	498,300
0105			CENVIL					Appraised Xf (B) Value (Bldg)	50,900
								Appraised Ob (B) Value (Bldg)	5,700
								Appraised Land Value (Bldg)	170,400
								Special Land Value	0
								Total Appraised Parcel Value	725,300
								Valuation Method	C
								Total Appraised Parcel Value	725,300

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										04-27-2020	LS			FR	Field Review
										05-30-2017	SR	01		02	Bldg Permit Completed
										09-17-2014	JR	03		16	In Office Review
										04-30-2013	TR	03		16	In Office Review
										08-21-2012	JR	03		20	Sale Review
										01-21-2000	PT	01		00	Meas/Listed-Interior Acces
										01-15-1989	ML	01		00	Meas/Listed-Interior Acces

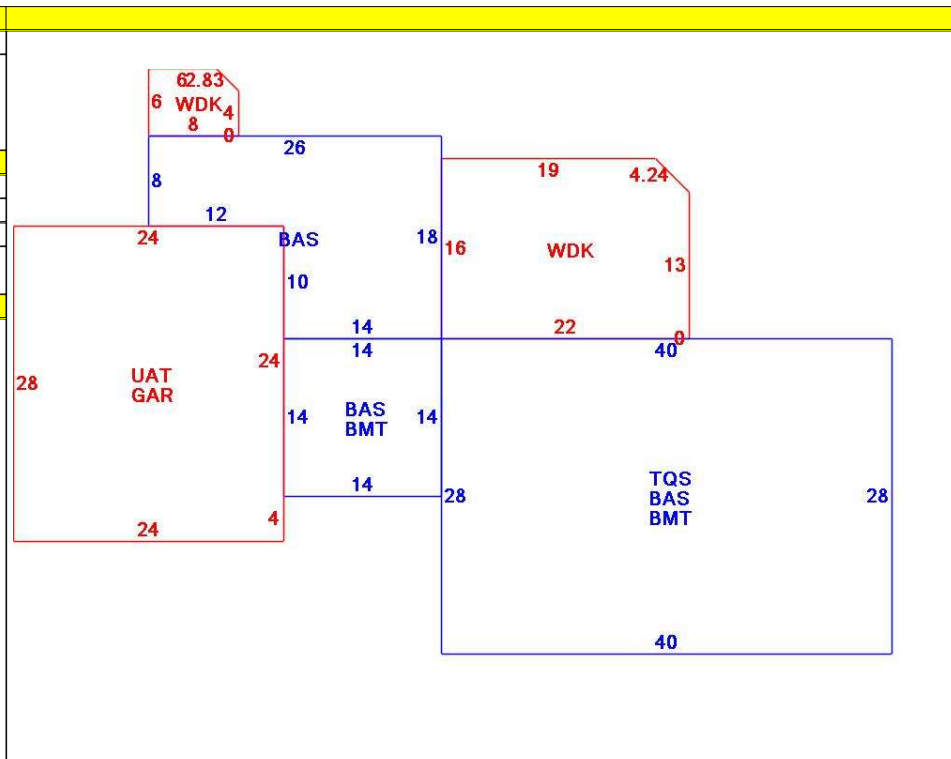
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
16-2112	08-10-2016	880	Alt-Int work-Res	34,000	05-04-2017	100	06-30-2017	kitchen alteration (new, cabinet		04-27-2020	LS			FR	Field Review
B31296	10-01-1987	AD	Addition	22,000	02-15-1989	100	12-31-1989	CE ADD'N		05-30-2017	SR	01		02	Bldg Permit Completed

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	0.710	AC	176,344.00	1.36104	1.0000	5	1.00	0105	1.000		1.0000	240,004.1	170,400
Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value			170,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
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	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	615,175
Year Built	1978
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	498,300
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1997		81		0.00	4,900
BRR	Bsmnt Rec Rm-	B	225	8.05	1997		81		0.00	1,500
GAR	Attached Gara	B	672	40.00	1997		81		0.00	18,500
BMT	Basement-Unfi	B	1,316	26.01	1997		81		0.00	26,000
WDC	Wood Deck w/	L	348	18.00	2002		66		0.00	4,100
WDC	Wood Deck w/	L	46	18.00	2002		66		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,664	1,664	1,664	250.17	416,288
BMT	Basement Area	0	1,316	0	0.00	0
GAR	Attached Garage	0	672	0	0.00	0
TQS	Three Quarter Story	728	1,120	728	162.61	182,126
UAT	Attic, Unfinished	0	672	67	24.94	16,762
WDC	Wood Deck	0	394	0	0.00	0
Ttl Gross Liv / Lease Area		2,392	5,838	2,459		615,176

