

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROSSI, NATHANIEL F & SARAH A 30 OXNER ROAD CENTERVILLE MA 02632		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	452,800	452,800
			6 Septic			RES LAND	1010	152,200	152,200
SUPPLEMENTAL DATA						Total 605,000 605,000			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 31 #DL 2 GIS ID F_968658_2709363			Plan Ref. 277/98 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)					
ROSSI, NATHANIEL F & SARAH A		29604 0048	04-26-2016	Q	I	330,000	00	Year	Code	Assessed	Year	Code	Assessed
CAMPBELL, SUZANNE R		27734 0349	10-03-2013	U	I	1	1F	2023	1010	402,400	2022	1010	342,600
CAMPBELL, NEIL P & SUZANNE R		16973 0167	05-23-2003	Q	I	325,000	00		1010	138,400		1010	102,500
SODERBERG, RUSSELL E & JANE M		15456 0315	08-09-2002	Q	I	285,000	00					1010	700
ARCHIBALD, LILLIAN G TR		11130 0214	12-22-1997	U	I	0	1A	Total		540,800	Total		445,100
								Total			Total		399,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2018	5C	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
0105			CENVIL

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	398,800
Appraised Xf (B) Value (Bldg)	53,300
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	152,200
Special Land Value	0
Total Appraised Parcel Value	605,000
Valuation Method	C
Total Appraised Parcel Value	605,000

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
16-2520	09-07-2016	822	Insulation	1,400		100		weatherization	04-17-2020	LS			FR	Field Review
201505110	08-11-2015	NR	New Roof	6,000	06-30-2016	100	06-30-2016	RE-ROOF STRIPPING OLD S	02-10-2020	CK	02		03	Cycl Insp Comp
									02-06-2018	LH	03		16	In Office Review
									02-05-2018	GC	03		16	In Office Review
									07-28-2009	PT	02		14	Cyclical Inspection
									11-25-2003	PT	01		00	Meas/Listed-Interior Acces
									11-22-2002	PT	02		01	Meas/Est

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	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Sidin			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Building Value New		448,138
Year Built		1978
Effective Year Built		2005
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		89
RCNLD		398,800
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	2007		89		0.00	4,500
PAT1	Patio- Average	L	132	5.89	1997		78		0.00	700
FOPC	Open Prch-roo	B	84	55.00	2007		89		0.00	3,700
GAR	Attached Gara	B	478	40.00	2007		89		0.00	16,000
BMT	Basement-Unfi	B	1,342	26.01	2007		89		0.00	29,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,598	1,598	1,598	258.74	413,467
BMT	Basement Area	0	1,342	0	0.00	0
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
GAR	Attached Garage	0	478	0	0.00	0
PTO	Patio	0	132	0	0.00	0
UAT	Attic, Unfinished	0	1,342	134	25.84	34,671
Ttl Gross Liv / Lease Area		1,598	4,976	1,732		448,138

