

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
FINGADO, PHILIP ANDREW 241 CAPN CROSBY ROAD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	475,400	475,400		
			6 Septic			RES LAND	1010	198,800	198,800		
SUPPLEMENTAL DATA						Total				674,200	674,200
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 38507-B (SH 2)							
#DL 1 LOT 50		#DL 2		#SR							
GIS ID F_967387_2709900		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
FINGADO, PHILIP ANDREW	C200484	0	05-31-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
FINGADO, PHILIP A & SIMONELLE, SAR	#D12224	0	05-31-2013	U	I	0	1	2023	1010	426,800	2022	1010	358,700	2021	1010	303,300		
FINGADO, DOREEN G TR	C184135	0	09-17-2007	U	I	1	1A		1010	196,500		1010	139,700		1010	139,700		
FINGADO, DOREEN G	#D10132	0	04-18-2005	U	I	0	1								1010	6,300		
FINGADO, PHILIP C & DOREEN G	C71481	0	08-12-1977	U		0		Total				623,300	Total		498,400	Total		449,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2015	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				CENVIL	Appraised Bldg. Value (Card)	423,000	
					Appraised Xf (B) Value (Bldg)	46,100	
					Appraised Ob (B) Value (Bldg)	6,300	
					Appraised Land Value (Bldg)	198,800	
					Special Land Value	0	
					Total Appraised Parcel Value	674,200	
					Valuation Method	C	
					Total Appraised Parcel Value	674,200	

NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-4168	12-17-2019	822	Insulation	1,210		100		Insulate overhang and install h	04-27-2020	LS			FR	Field Review	
201506687	10-28-2015	PV	Solar PV Syste	9,100	01-05-2016	100	06-30-2016	INSTALL SOALR PANELS ON	01-13-2016	SR	01		02	Bldg Permit Completed	
201307097	10-15-2013	IN	Insulation	3,623	06-30-2014	100	06-30-2014	INSULATE-WEATHERIZE	08-07-2014	JR	03		16	In Office Review	
20061868	08-28-2006	RE	Remodel	40,000	03-06-2007	100	06-26-2007	REMODEL INTERIOR	08-05-2014	GC	03		16	In Office Review	
57794	12-13-2001	NW	New Windows	15,100	03-14-2002	100	01-01-2002		06-03-2013	TR	03		16	In Office Review	
B34820	02-01-1992	WD	Wood Deck	2,000	01-15-1993	100	12-31-1993	CE DECK	06-26-2007	JG	03		52	New Construction	
									03-06-2007	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	0.790 AC	176,344.00	1.24114	1.0000	5	1.00	0106	1.150		1.0000	251,695.7	198,800
Total Card Land Units					0.79	AC	Parcel Total Land Area					0.79	Total Land Value			198,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	30	Cement Clapbd	CONDO DATA		
Exterior Wall 2			Parcel Id		Ownr 0.0
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall	Adjust Type	Code	Description Factor%
Interior Wall 2			Condo Flr		Condo Unit
Interior Floor 1	14	Carpet	COST / MARKET VALUATION		
Interior Floor 2	12	Hardwood	Building Value New		497,632
Heat Fuel	02	Oil	Year Built		1979
Heat Type	04	Hot Air	Effective Year Built		2000
AC Type	01	None	Depreciation Code		G
Bedrooms	04	4 Bedrooms	Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		15
Extra Fixtures			Functional Obsol		0
Total Rooms	8	8 Rooms	External Obsol		0
Bath Style			Trend Factor		1
Kitchen Style			Condition		
Occupancy			Condition %		
Usrflid 105			Percent Good		85
Accessory Apt			RCNLD		423,000
Foundation Alt	01	Poured Conc.	Dep % Ovr		
Rms Prts			Dep Ovr Comment		
Bath Split	30	3 Full-0 Half	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	2002		85		0.00	5,100
BRR	Bsmt Rec Rm-	B	476	8.05	2002		85		0.00	3,300
WDC	Wood Decking	L	496	20.00	2003		68		0.00	6,300
GAR	Attached Gara	B	352	40.00	2002		85		0.00	12,600
BMT	Basement-Unfi	B	1,178	26.01	2002		85		0.00	25,100
SOL1	Solar PV Pane	B	14	860.00	2002		0		0.00	0
SOLT	Solar Thermal	B	60	86.00	2002		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,358	1,358	1,358	234.29	318,166
BMT	Basement Area	0	1,178	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
TQS	Three Quarter Story	766	1,178	766	152.35	179,466
WDK	Wood Deck	0	496	0	0.00	0
Ttl Gross Liv / Lease Area		2,124	4,562	2,124		497,632

