

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
PINHO, JAMES F & KERRI J TRS CKB REALTY TRUST 198 LANCASTER ROAD NORTH ANDOV MA 01845		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas		1 Excel View	RESIDNTL	1010	919,200	919,200		
			6 Septic			RES LAND	1010	1,518,100	1,518,100		
SUPPLEMENTAL DATA						Total				2,437,300	2,437,300
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 53 #DL 2 GIS ID F_971575_2695167			Plan Ref. Land Ct# 9288-W #SR Life Estate PP STATU A:Active Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PINHO, JAMES F & KERRI J TRS		C227534	0	09-14-2021	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed			
PINHO, JAMES F & KERRI J		C153194	0	05-19-1999	U	I	550,000	1	2023	1010	788,200	2022	1010	672,200			
PRZYBYLA, THEODORE J & LINDA J		C150938	0	11-18-1998	U	I	315,000	1		1010	1,195,100	2021	1010	895,800			
MAHER, WILLIAM J		C7429	0	06-28-1945	U		0						1010	156,100			
Total									1,983,300		Total		1,568,000		Total		1,561,600

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)				736,800
0117								CENVIL				Appraised Xf (B) Value (Bldg)				24,900
NOTES												Appraised Ob (B) Value (Bldg)				157,500
												Appraised Land Value (Bldg)				1,518,100
												Special Land Value				0
												Total Appraised Parcel Value				2,437,300
												Valuation Method				C
												Total Appraised Parcel Value				2,437,300

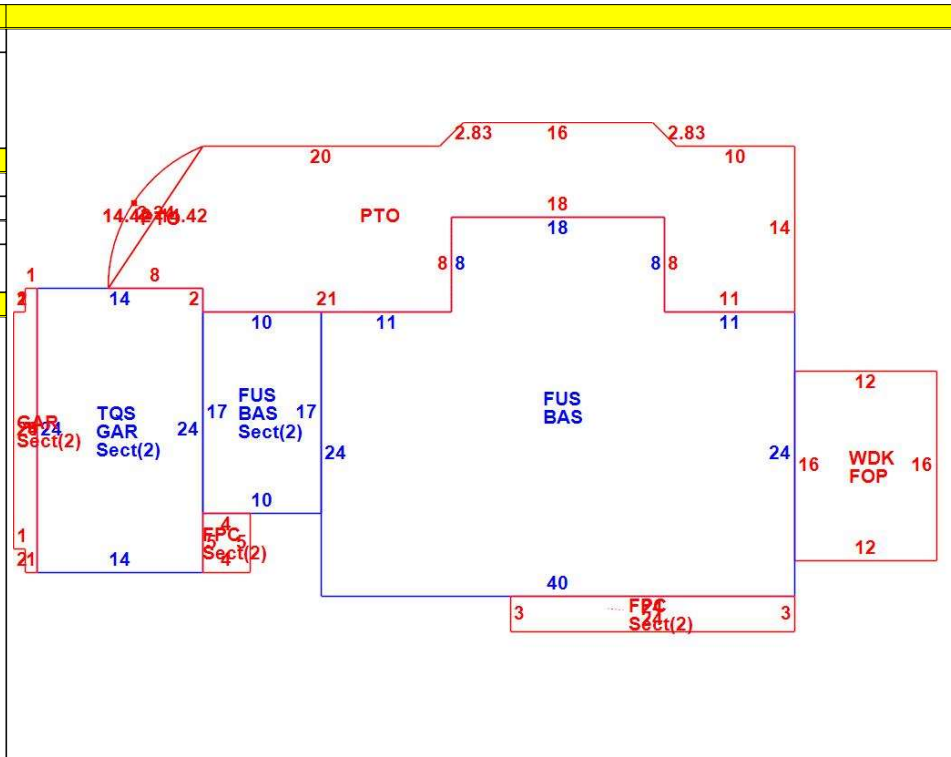
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SHED-21-3	08-05-2021	863	Shed Registrati	0	06-30-2022	100	06-30-2022		09-08-2022	SR	02		02	Bldg Permit Completed
19-1234	05-14-2019	880	Alt-Int work-Res	200,000	06-29-2020	100	06-29-2020	completely finish 2 bedrooms	06-29-2020	SR	02		02	Bldg Permit Completed
19-98	01-28-2019	834	Sheet Metal	10,000	04-11-2019	100	06-30-2019	Duct work	05-14-2020	WD			FR	Field Review
18-3101	10-19-2018	804	Addn Alt-Res	360,000	06-29-2020	100	06-29-2020	Demo existing garage and bre	06-11-2019	SR	01		13	CALL BACK
200902167	05-18-2009	NW	New Windows	3,500	06-30-2009	100	06-30-2009	REPL	03-23-2015	SR	02		03	Cycl Insp Comp
53537	05-24-2001	WD	Wood Deck	9,000	04-01-2002	100	01-01-2002	12X16 2ST WDK+SCRN PRC	08-26-2009	PT	02		14	Cyclical Inspection
48594	09-12-2000	DK	Dock	24,000	04-20-2001	100	01-01-2001	4X101 PIER:8X20 FLOAT	04-01-2002	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	CBD	3	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0117	9.700	CENTERVILLE RIVER		1.0000	3,162,676	1,518,100
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value				1,518,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	B	Custom			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		844,650
Year Built		1935
Effective Year Built		1999
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		736,800
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1999		84		0.00	5,000
DKHD	Dock-Heavy	L	1	205000.0	2004		70		0.00	143,500
WDC	Wood Decking	L	192	20.00	2001		64		0.00	3,000
PATC	Conc Pavers	L	662	15.46	2018		99		0.00	9,600
SHED	Shed	L	80	18.00	2022		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	305.37	337,127
FOP	Open Porch	0	192	0	0.00	0
FUS	Upper Story	1,104	1,104	1,104	305.37	337,127
PTO	Patio	0	662	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		2,208	3,254	2,208		674,254



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Total								1,983,300	Total		1,568,000	Total		1,561,600		

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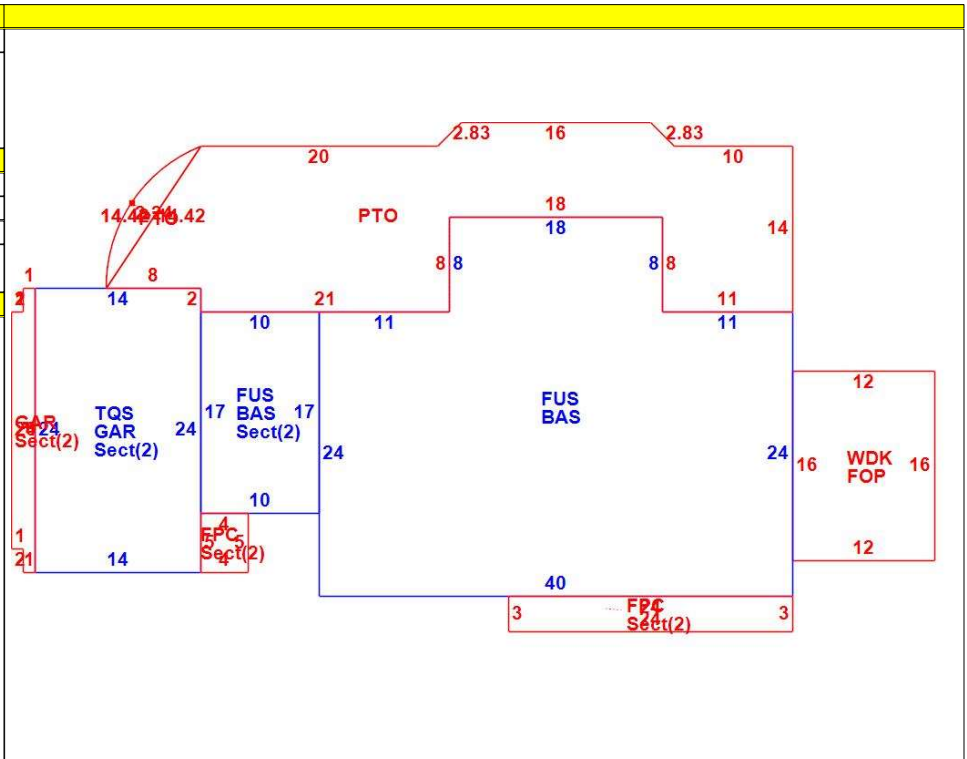
ASSESSING NEIGHBORHOOD				
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0117				CENVIL

NOTES													

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Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	0				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	00	0 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		844,650			
Year Built		2019			
Effective Year Built		2019			
Depreciation Code		E			
Remodel Rating					
Year Remodeled					
Depreciation %		0			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		100			
RCNLD		736,800			
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
GAR	Attached Gara	B	380	40.00	2019		100		0.00	15,500
FOPC	Open Prch-roo	B	92	55.00	2019		100		0.00	4,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	170	170	170	305.37	51,913
FPC	Open Porch Conc. Floor	0	92	0	0.00	0
FUS	Upper Story	170	170	170	305.37	51,913
GAR	Attached Garage	0	380	0	0.00	0
TQS	Three Quarter Story	218	336	218	198.13	66,570
Ttl Gross Liv / Lease Area		558	1,148	558		170,396

