

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JIA, HAIXIA 69 FERNBROOK LANE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved	1 Water View	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 721,100 344,300	Assessed 721,100 344,300
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 21 #DL 2 GIS ID F_971882_2699207				Plan Ref. Land Ct# 14972-E (SH 2) #SR Life Estate PP STATU Assoc Pid#		Total 1,065,400 1,065,400			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JIA, HAIXIA	C222299	0	04-16-2020	Q	I	780,000	00	Year	Code	Assessed	Year	Code	Assessed
SHIELDS, JOHN T & LYNN H TRS	C211662	0	12-21-2016	U	I	1	1F	2023	1010	561,400	2022	1010	517,900
SHIELDS, JOHN T & LYNN H	C150475	0	10-15-1998	Q	I	327,375	00		1010	320,100		1010	221,300
KILROY, PEGGY M	C124797	0	11-15-1991	U	V	100	A					1010	10,500
KELROY, PEGGY M & BERNARD T	C108597	0	10-15-1986	Q	V	230,000	U						
Total								881,500	Total	739,200	Total	692,900	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	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
0109			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	653,200
Appraised Xf (B) Value (Bldg)	57,400
Appraised Ob (B) Value (Bldg)	10,500
Appraised Land Value (Bldg)	344,300
Special Land Value	0
Total Appraised Parcel Value	1,065,400
Valuation Method	C
Total Appraised Parcel Value	1,065,400

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
201502788	06-02-2015	WD	Wood Deck	4,000	01-08-2016	100	06-30-2016	REBUILD EXISTING DECK A	02-16-2022	AS	03		16	In Office Review
200803090	06-13-2008	WD	Wood Deck	8,000	11-06-2008	100	06-30-2009	REBUILD WDK 402SF	06-05-2020	LS			FR	Field Review
B28661	11-02-1985	DW	Dwelling	150,000	09-15-1986	100	06-30-1987	CE 2 STOR	01-14-2016	SR	02		02	Bldg Permit Completed
B28661A	11-01-1985	DW	Dwelling	150,000	01-15-1987	100	06-30-1987	CE 2 STOR	09-17-2009	PT	04		44	Drive by inspection only
									07-06-2009	NF	03		52	New Construction
									11-06-2008	MK			04	Permit/Hold as NewGrth
									08-28-2001	PT	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	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0109	2.200		1.0000	717,314.4	344,300
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			344,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
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	31	3 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		777,605
Year Built		1985
Effective Year Built		1998
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		653,200
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	2000		84		0.00	5,000
FPO	Ext FP Openin	B	1	2000.00	2000		84		0.00	1,700
WDC	Wood Decking	L	320	20.00	1999		60		0.00	3,800
FOPC	Open Prch-roo	B	32	55.00	2000		84		0.00	1,700
GAR	Attached Gara	B	480	40.00	2000		84		0.00	15,200
BMT	Basement-Unfi	B	1,766	26.01	2000		84		0.00	33,800
WDC	Wood Decking	L	235	20.00	2015		92		0.00	4,800
PAT2	Patio-Good	L	216	9.94	1999		80		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,896	1,896	1,896	247.57	469,385
BMT	Basement Area	0	1,766	0	0.00	0
FPC	Open Porch Conc. Floor	0	32	0	0.00	0
GAR	Attached Garage	0	480	0	0.00	0
PTO	Patio	0	216	0	0.00	0
TQS	Three Quarter Story	1,206	1,855	1,206	160.95	298,565
UAT	Attic, Unfinished	0	391	39	24.69	9,655
WDK	Wood Deck	0	555	0	0.00	0
Ttl Gross Liv / Lease Area		3,102	7,191	3,141		777,605

