

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
LINN, ADAM E & JULIANA SOARES  48 WILTON DRIVE  CENTERVILLE MA 02632		2	Above Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	444,400	444,400
				2	Public Water					RES LAND	1010	149,000	149,000
<b>SUPPLEMENTAL DATA</b>										Total		593,400	593,400
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 3 #DL 2 GIS ID F_971073_2700875				Plan Ref. 146/23 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)						
LINN, ADAM E & JULIANA SOARES		33119	0133	07-30-2020		Q	I			469,000	00									
QUINN, THOMAS R		33119	0128	02-22-2019		U	I			0	1F	2023	1010	394,200	2022	1010	331,100	2021	1010	227,100
QUINN, THOMAS R & CAROLINE A		12446	0118	07-30-1999		U	I			120,000	2		1010	135,400		1010	100,300		1010	100,300
CRAVEN, ELAINE C		99P0480	0	05-05-1999		U	I			0	1A								1010	2,700
LUNDY, JAMES T & MARGUERITE T		1322	0545	12-29-1965		U				0										
Total												529,600	Total	431,400	Total	330,100				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B		Tracing	Batch		
0105					CENVIL		
<b>NOTES</b>				Appraised Bldg. Value (Card) 396,600			
				Appraised Xf (B) Value (Bldg) 37,500			
				Appraised Ob (B) Value (Bldg) 10,300			
				Appraised Land Value (Bldg) 149,000			
				Special Land Value 0			
				Total Appraised Parcel Value 593,400			
				Valuation Method C			
				Total Appraised Parcel Value 593,400			

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	
EXPR-21-3	03-10-2021	835	Sid/Wind/Roof/	5,000	06-30-2021	100	06-30-2021	retrofit insulation@ blown in ce	03-19-2021	SR	02		03	Cycl Insp Comp	
89927	01-26-2006	NR	New Roof	8,000	09-14-2007	100	06-30-2008		06-05-2020	LS				FR	Field Review
84500	06-01-2005	RA	Remodel-Additi	1,000	09-14-2007	100	06-30-2008		04-23-2014	JR	03			16	In Office Review
42271	11-08-1999	AD	Addition	38,500	05-30-2000	100	01-01-2001		09-23-2009	PT	02			14	Cyclical Inspection
									03-10-2008	JG	03			16	In Office Review
									09-14-2005	PT	02			01	Meas/Est
									05-30-2000	DD	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	0.250 AC	176,344.00	3.37919	1.0000	5	1.00	0105	1.000		1.0000	595,901.6	149,000
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			149,000

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 Siding			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
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	21	2 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	472,115
Year Built	1965
Effective Year Built	1998
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	396,600
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	1990		84		0.00	5,000
WDC	Wood Deck w/	L	160	18.00	1998		58		0.00	2,200
GAR	Attached Gara	B	286	40.00	1990		84		0.00	10,800
BMT	Basement-Unfi	B	884	26.01	1990		84		0.00	20,500
FOPC	Open Prch-roo	B	18	55.00	1990		84		0.00	1,200
WDC	Wood Decking	L	120	20.00	1996		54		0.00	2,000
PAT2	Patio-Good	L	64	9.94	1996		77		0.00	600
PATF	Flagstone Pav	L	112	30.00	1996		77		0.00	3,100
PRG1	Pergola-Avg	L	112	18.00	1996		54	C	1.00	1,100
SHD2	Shed w/Elec	L	96	26.00	1996		54		0.00	1,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,004	1,004	1,004	267.49	268,557
BMT	Basement Area	0	884	0	0.00	0
FPC	Open Porch Conc. Floor	0	18	0	0.00	0
GAR	Attached Garage	0	286	0	0.00	0
PRG	Pergola	0	112	0	0.00	0
PTO	Patio	0	176	0	0.00	0
TQS	Three Quarter Story	761	1,170	761	173.98	203,558
WDC	WDC	0	160	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,765	3,930	1,765		472,115

