

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCEVOY, JAMES  55 JUNIPER ROAD  CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	341,300	341,300
			6 Septic			RES LAND	1010	168,700	168,700
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Split Zonin		Plan Ref. 122/89					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 84		#DL 2		#SR					
GIS ID F_973258_2703689		Assoc Pid#		Life Estate					
				PP STATU					
						Total		510,000	510,000

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCEVOY, JAMES	31378	0347	06-29-2018	Q	I	345,750	00	Year	Code	Assessed	Year	Code	Assessed			
MONTIMURRO, THOMAS V & MARY PAT	29301	0283	11-30-2015	Q	I	285,000	00	2023	1010	296,800	2022	1010	262,200			
LOMBARDI, KEVIN & SONIA TRS	23280	0278	11-24-2008	U	I	1	1F		1010	166,700		1010	118,500			
LOMBARDI, KEVIN & SONIA	16841	0335	05-01-2003	U	V	1	1F					1010	8,200			
LOMBARDI, SONIA	14107	0080	08-03-2001	U	I	1	1A									
								Total		463,500	Total		380,700	Total		327,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			CENVIL

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	280,300
Appraised Xf (B) Value (Bldg)	44,400
Appraised Ob (B) Value (Bldg)	16,600
Appraised Land Value (Bldg)	168,700
Special Land Value	0
Total Appraised Parcel Value	510,000
Valuation Method	C
Total Appraised Parcel Value	510,000

**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
EXPR-23-1	10-26-2023	835	Sid/Wind/Roof/	14,000		100		Roof (not applying more than 1	06-30-2021	TR	03		16	In Office Review
BLDR-21-37	03-17-2021	880	Alt-Int work-Res	40,000	06-30-2021	100	06-30-2021	Renovation of two bathrooms	08-26-2020	SR	02		03	Cycl Insp Comp
19-4011	01-09-2020	839	Solar Panel-Re	3,520	07-09-2020	0		EXPIRED - Installation of roof	04-16-2020	WD			FR	Field Review
17-3255	09-21-2017	835	Sid/Wind/Roof/	1,321	06-30-2018	100	06-30-2018	replacement window (1) Uvalu	09-25-2019	CK	03		16	In Office Review
20062309	08-31-2006	WD	Wood Deck	10,900	03-09-2007	100	06-30-2007		09-28-2009	PT	02		14	Cyclical Inspection
									08-15-2007	JG	03		52	New Construction
									03-09-2007	MF	02		02	Bldg Permit Completed

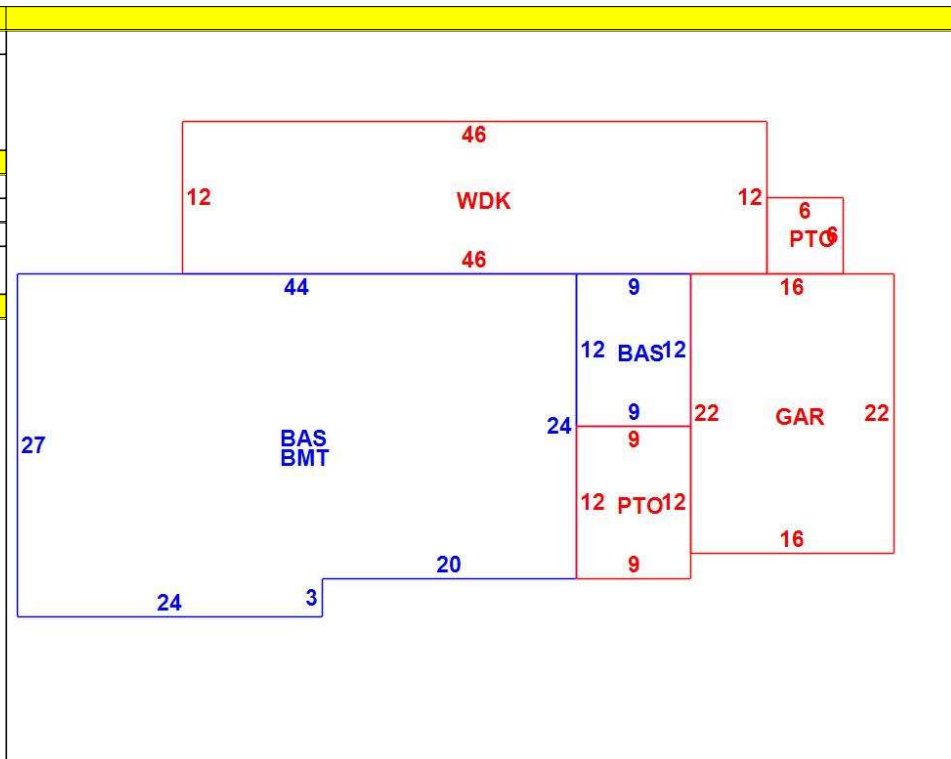
**LAND LINE VALUATION SECTION**

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	RD-	3	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0106	1.150		1.0000	733,308.8	168,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	368,859
Year Built	1964
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	280,300
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	1990		76		0.00	3,800
WDC	Deck composit	L	552	24.00	2020		100		0.00	12,300
PAT2	Patio-Good	L	144	9.94	1994		75		0.00	1,200
GAR	Attached Gara	B	352	40.00	1990		76		0.00	11,300
BMT	Basement-Unfi	B	1,128	26.01	1990		76		0.00	21,900
BFA	Bsmt Fin-Avg	B	564	17.36	1990		76		0.00	7,400
SHD2	Shed w/Elec	L	120	26.00	2019		100		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	298.43	368,859
BMT	Basement Area	0	1,128	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
PTO	Patio	0	144	0	0.00	0
WDK	Wood Deck	0	552	0	0.00	0
Ttl Gross Liv / Lease Area		1,236	3,412	1,236		368,859

