Property Location 76 CAMP OPECHEE ROAD | Map ID 210/ 150/ / / | Bldg Name | State Use 1010
Vision ID 15146 | Account # 130833 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 9:06:39 AM

CURRENT OWNER

MARSALA, BARBARA M

76 CAMP OPECHEE ROAD

CENTERVILLE MA 02632

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	
	4 Gas		
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID
Split Zonin
BID Parcel
ResExpt Q YES:
#DL 1
#DL 2
GIS ID F_970664_2702932

Plan Ref.
Land Ct#
#SR
Life Estate
PP STATU
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	255,200	255,200
RES LAND	1010	138,300	138,300
Total		393,500	393,500

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
BONISE, IAN & SARAH	35755	299	04-28-2023	Q	I	445,000	00
MARSALA, BARBARA M	27525	0338	07-08-2013	Q	I	201,000	00
DUBNER, BRETT E	15657	0348	09-27-2002	Q	I	201,000	00
MATHEWS, RICHARD A & GEMMA H	3032	0013	12-15-1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	216,800	2022	1010	179,300	2021	1010	137,300
	1010	125,800		1010	93,200		1010	93,200
							1010	1,700
	Total	342,600		Total	272,500		Total	232,200

EXEMPTIONS

Year	Code	Description	Amount
2015	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				CENVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	237,400
Appraised Xf (B) Value (Bldg)	16,100
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	138,300
Special Land Value	0
Total Appraised Parcel Value	393,500
Valuation Method	C
Total Appraised Parcel Value	393,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2015-06714	04-12-2016	835	Sid/Wind/Roof/	2,500	06-30-2016	100	06-30-2016	REPLACE WINDOWs UVAL .2
201104855	09-09-2011	NW	New Windows	5,200	12-21-2011	100	06-30-2012	14 NW WINDS .30 UVALUE-1
201104127	08-29-2011	RW	Repair Work	40,000	12-21-2011	100	06-30-2012	SHTRCK-INSULATE-REROO
201101410	03-18-2011	RW	Repair Work	1,500	12-21-2011	100	06-30-2012	INTER DEMO SHTRCK & INS

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-06-2021	SR	01		03	Cycl Insp Comp
04-17-2020	WD			FR	Field Review
04-21-2015	JR	03		03	Cycl Insp Comp
08-13-2014	GC	03		16	In Office Review
07-29-2013	DR	22		22	Change of Address
02-16-2012	RB	03		16	In Office Review
03-03-2003	JG			03	Cycl Insp Comp

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	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0105	1.000		1.0000	864,614.6	138,300

Total Card Land Units 0.16 AC | Parcel Total Land Area 0.16 | Total Land Value 138,300

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	Conventional
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	14	Carpet
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

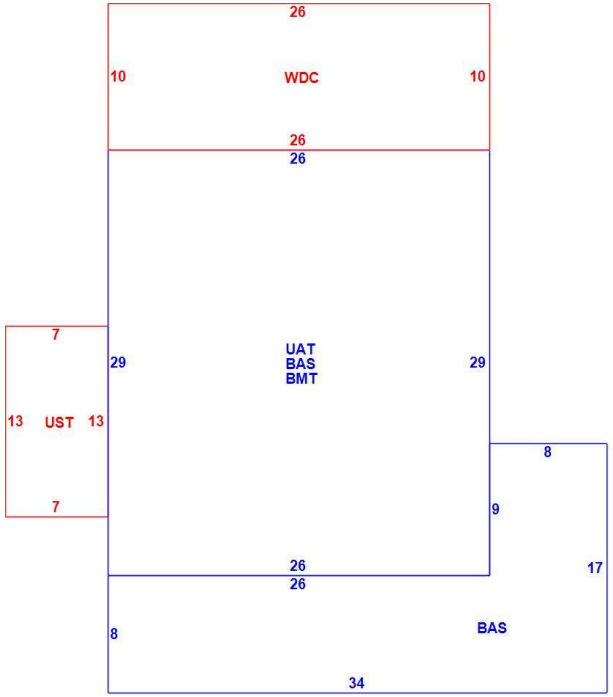
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	344,053
Year Built	1915
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	237,400
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
UST	Utility Storage-	B	91	17.11	1979		69		0.00	900
BMT	Basement-Unfi	B	754	26.01	1979		69		0.00	15,200
WDC	Wood Deck w/	L	260	18.00	1986		34		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,098	1,098	1,098	293.31	322,054
BMT	Basement Area	0	754	0	0.00	0
UAT	Attic, Unfinished	0	754	75	29.18	21,998
UST	Utility Enclosure	0	91	0	0.00	0
WDC	WDC	0	260	0	0.00	0
	Ttl Gross Liv / Lease Area	1,098	2,957	1,173		344,052