

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MOREIRA, JOSEPH A & MARIA A G T THE 76 RIVERVIEW LANE REALTY T 76 RIVERVIEW LANE CENTERVILLE MA 02632		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	743,600	743,600
			2 Public Water			RES LAND	1010	268,600	268,600
SUPPLEMENTAL DATA						Total 1,012,200 1,012,200			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 31, 34, 39 & 61 #DL 2 GIS ID F_974370_2699528			Plan Ref. 17/3 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)								
MOREIRA, JOSEPH A & MARIA A G TRS		31768 0142	01-07-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MOREIRA, JOSEPH A & MARIA AUREA		24824 0232	09-14-2010	U	I	356,000	1	2023	1010	639,000	2022	1010	536,700	2021	1010	390,000
GOLDMAN, DAVID ESTATE OF		24824 0230	09-14-2010	U	I	0	1		1010	265,700		1010	170,200		1010	180,800
GOLDMAN, DAVID		24824 0227	09-14-2010	U	I	0	1								1010	800
GOLDMAN, DAVID & JOANNE S		14156 0124	08-21-2001	U	I	100	1A									
Total								904,700	Total	706,900	Total	571,600				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2021	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107				CENVIL	Appraised Bldg. Value (Card)	646,800	
					Appraised Xf (B) Value (Bldg)	38,400	
					Appraised Ob (B) Value (Bldg)	58,400	
					Appraised Land Value (Bldg)	268,600	
					Special Land Value	0	
					Total Appraised Parcel Value	1,012,200	
					Valuation Method	C	
					Total Appraised Parcel Value	1,012,200	

NOTES									

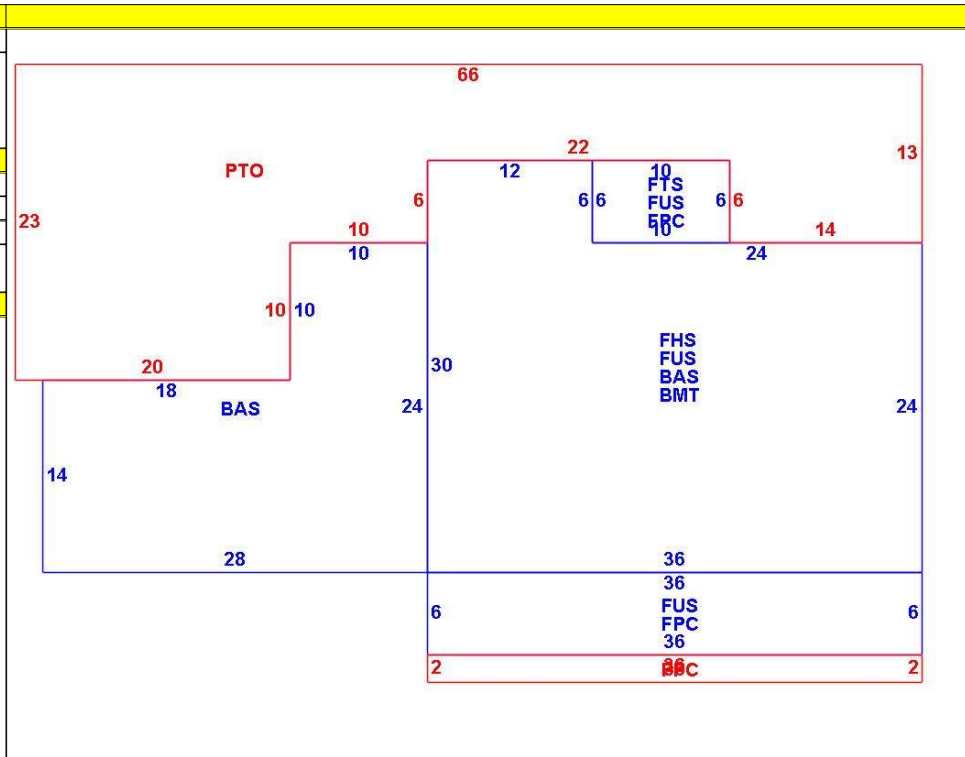
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-21-1	12-17-2021	835	Sid/Wind/Roof/	7,000		100		Air seal and Attic insulation	10-16-2020	SR	02		03	Cycl Insp Comp	
200902298	06-11-2009	RW	Repair Work	25,000	11-30-2009	100	06-30-2010	FOP FLRS; SIDNG;WNDWS	09-16-2020	PK	03		16	In Office Review	
									07-31-2020	CK	22		22	Change of Address	
									06-01-2020	DM			FR	Field Review	
									06-07-2010	TP	03		16	In Office Review	
									12-15-2009	PT	02		14	Cyclical Inspection	
									11-30-2009	MK	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	RC	3	0.510 AC	176,344.00	1.75655	1.0000	5	1.00	0108	1.700		1.0000	526,580.8	268,600
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			268,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2.5	2 1/2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	19	Brick Veneer			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	12	12 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		886,045
Year Built		1921
Effective Year Built		1984
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		73
RCNLD		646,800
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
FPL3	Fireplace 2 sto	B	2	7000.00	1984		73	C	0.00	10,200
FGR3	Garage-Good-	L	441	60.00	2009		90	C	1.00	23,800
FOPC	Open Prch-roo	B	348	55.00	1984		73		0.00	9,700
BMT	Basement-Unfi	B	936	26.01	1984		73		0.00	18,500
PAT2	Patio-Good	L	926	9.94	2020		100		0.00	8,400
PAT2	Patio-Good	L	104	9.94	2020		100		0.00	1,200
GSQT	Guest Quarter	L	210	122.81	2009		90	C	1.00	25,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,428	1,428	1,428	279.69	399,392
BMT	Basement Area	0	936	0	0.00	0
FHS	Half Story	468	936	468	139.84	130,893
FPC	Open Porch Conc. Floor	0	348	0	0.00	0
FTS	Finished Third Story	60	60	60	279.69	16,781
FUS	Upper Story	1,212	1,212	1,212	279.69	338,979
PTO	Patio	0	926	0	0.00	0
Ttl Gross Liv / Lease Area		3,168	5,846	3,168		886,045

