

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FELEGIAN, JOHN SARKIS & BARBAR 26 CEDAR POINT REV TRUST 26 CEDAR POINT CIR  CENTERVILLE MA 02632		3   Below Street	2   Public Water	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDNTL	1010	974,100	974,100
			6   Septic			RES LAND	1010	381,600	381,600
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_973958_2699085				Plan Ref. Land Ct# 40754-A #SR Life Estate PP STATU Assoc Pid#		Total 1,355,700 1,355,700			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FELEGIAN, JOHN SARKIS & BARBARA M		C183206	0	05-30-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FELEGIAN, JOHN S & BARBARA M		C150881	0	11-13-1998	Q	I	350,000	00	2023	1010	879,200	2022	1010	745,200
BAXTER, ELIZABETH B TR		C142141	0	09-15-1996	U	I	1	A		1010	354,800		1010	187,200
BAXTER, RICHARD A & ELIZABETH		C141896	0	09-15-1996	U	I	1	A					1010	11,300
BAXTER, RICHARD A & ELIZABETH TRS		C109822	0	01-15-1987	U	I	1	A	Total		1,234,000	Total		932,400
										Total				835,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	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
0108			CENVIL

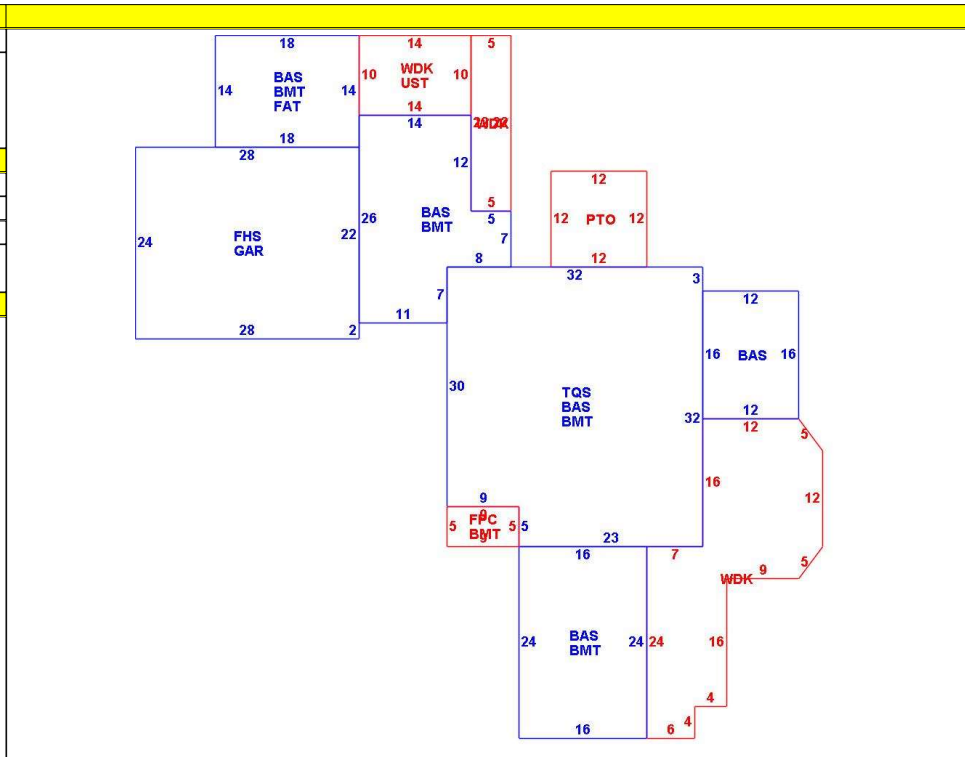
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	832,000
Appraised Xf (B) Value (Bldg)	125,200
Appraised Ob (B) Value (Bldg)	16,900
Appraised Land Value (Bldg)	381,600
Special Land Value	0
Total Appraised Parcel Value	1,355,700
Valuation Method	C
Total Appraised Parcel Value	1,355,700

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	
85970	08-09-2005	RA	Remodel-Additi	150,000	11-30-2005	100	06-30-2007	KITCHEN	10-19-2020	SR	02		03	Cycl Insp Comp	
54874	08-01-2001	RE	Remodel	12,000	03-18-2002	100	01-01-2002		06-01-2020	DM				FR	Field Review
41560	10-06-1999	RE	Remodel	25,000	06-16-2000	100	03-20-2000		04-02-2015	JR	03			03	Cycl Insp Comp
38035	04-27-1999	WD	Wood Deck	12,000	06-16-2000	100			12-18-2009	PT	02			14	Cyclical Inspection
									05-08-2007	JG	03			52	New Construction
								11-30-2005	MF	02			13	CALL BACK	
								06-16-2000	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	0.810	AC 176,344.00	1.21279	1.0000	5	1.00	0109	2.200			1.0000	470,521.0
1	1010	Single Fam M-0	RC	3	0.190	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND		1.0000	2,375
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			381,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B	Custom			
Stories	1.75	1 3/4 Stories			
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	03	Plastered			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,002,425
			Year Built		1983
			Effective Year Built		1997
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		17
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		83
			RCNLD		832,000
			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	1999		83		0.00	5,000
FPO	Ext FP Openin	B	1	2000.00	1999		83		0.00	1,700
BFA1	Bsmt Fin-Goo	B	2,102	32.56	1999		83		0.00	56,800
WDC	Wood Decking	L	750	20.00	2007		76		0.00	10,400
PAT1	Patio- Average	L	144	5.89	2007		88		0.00	900
FOPC	Open Prch-roo	B	45	55.00	1999		83		0.00	2,200
GAR	Attached Gara	B	672	40.00	1999		83		0.00	18,900
UST	Utility Storage-	B	140	17.11	1999		83		0.00	1,500
BMT	Basement-Unfi	B	2,134	26.01	1999		83		0.00	39,100
GEN	Emergency Ge	L	1	5550.00	2020		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,281	2,281	2,281	298.87	681,733
BMT	Basement Area	0	2,134	0	0.00	0
FAT	Attic, Finished	38	252	38	45.07	11,357
FHS	Half Story	336	672	336	149.44	100,422
FPC	Open Porch Conc. Floor	0	45	0	0.00	0
GAR	Attached Garage	0	672	0	0.00	0
PTO	Patio	0	144	0	0.00	0
TQS	Three Quarter Story	699	1,075	699	194.34	208,913
UST	Utility Enclosure	0	140	0	0.00	0
WDK	Wood Deck	0	750	0	0.00	0
Ttl Gross Liv / Lease Area		3,354	8,165	3,354		1,002,425

