

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLYNN, WILLIAM G & MARGARET D 320 RIVERVIEW LANE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	433,200	433,200
			6 Septic			RES LAND	1010	258,800	258,800
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 16, 18 & 19 #DL 2 GIS ID F_974547_2699819				Plan Ref. 17/3 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 692,000 692,000			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FLYNN, WILLIAM G & MARGARET D		34722 221	12-06-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
FLYNN, WILLIAM G		19884 0019	05-31-2005	Q	I	423,000	00	2023	1010	363,800	2022	1010	306,900
DESANTIS, ANN P & AHEARN, MARGAR		11490 0150	06-10-1998	U	I	1	1A		1010	256,100	2021	1010	164,000
DESANTIS, ANN P		1465 0116	03-05-1970	U		0		Total		619,900	Total		470,900
								Total		411,400	Total		411,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	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
0107			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	390,300
Appraised Xf (B) Value (Bldg)	40,700
Appraised Ob (B) Value (Bldg)	2,200
Appraised Land Value (Bldg)	258,800
Special Land Value	0
Total Appraised Parcel Value	692,000
Valuation Method	C
Total Appraised Parcel Value	692,000

NOTES									

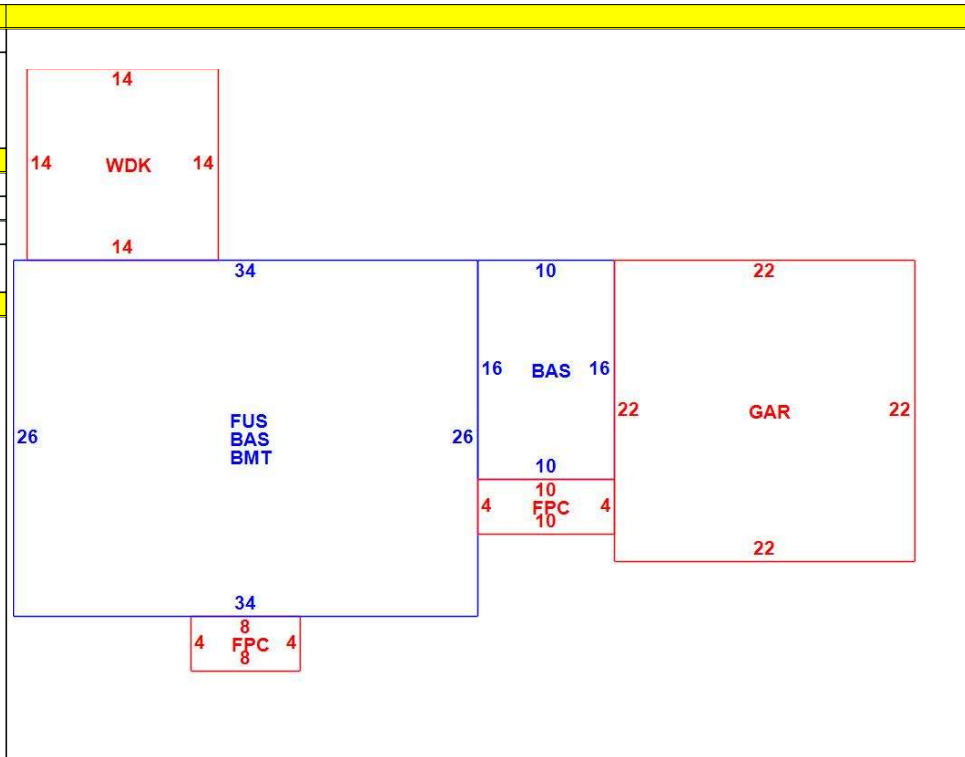
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
20-2606	10-08-2020	804	Addn Alt-Res	9,000		100		Strip & re-roof the house.Scre		07-27-2022	JO			16	In Office Review
20-2586	09-15-2020	822	Insulation	1,602		100		Insulation and air sealing work		10-21-2020	SR	02		03	Cycl Insp Comp
90609	03-02-2006	WD	Wood Deck	2,000	09-27-2006	100	06-30-2007	REPLACED		06-01-2020	DM			FR	Field Review
										04-09-2010	TR	22		22	Change of Address
										12-15-2009	PT	02		14	Cyclical Inspection
										09-27-2006	PT	02		14	Cyclical Inspection
										01-09-2006	PT	02		01	Meas/Est

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	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0108	1.700		1.0000	739,498.5	258,800	
Total Card Land Units					0.35 AC	Parcel Total Land Area					0.35	Total Land Value					258,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	19	Brick Veneer			
RooF Structure	07	Gambrel			
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	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	04	4 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	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	500,360
Year Built	1960
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	390,300
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1993		78		0.00	4,700
WDC	Wood Decking	L	196	20.00	1993		48		0.00	2,200
FOPC	Open Prch-roo	B	72	55.00	1993		78		0.00	2,900
GAR	Attached Gara	B	484	40.00	1993		78		0.00	14,100
BMT	Basement-Unfi	B	884	26.01	1993		78		0.00	19,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,044	1,044	1,044	259.52	270,942
BMT	Basement Area	0	884	0	0.00	0
FPC	Open Porch Conc. Floor	0	72	0	0.00	0
FUS	Upper Story	884	884	884	259.52	229,418
GAR	Attached Garage	0	484	0	0.00	0
WDC	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,928	3,564	1,928		500,360

