Property Location 48 HARRISON ROAD | Map ID 229/ 072/ / / | Bldg Name | State Use 1010
Vision ID 16242 | Account # 141484 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 11:10:13 AM

CURRENT OWNER

LEGRAW, JOAN

48 HARRISON ROAD

CENTERVILLE MA 02632

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved	1	Lake/Pond Fro
		4	Gas			9	Rear Location
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	121/87
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 7A & 6B2	PP STATU	
#DL 2			
GIS ID	F_974813_2701961	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	487,300	487,300
RES LAND	1010	367,800	367,800
Total		855,100	855,100

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
LEGRAW, JOAN	29752	0048	06-24-2016	Q	I	535,000	00
BLYTHE, MARSHALL M & DORENE S	25389	0157	04-19-2011	U	I	412,500	1
NOYCE, PHILIP B	25016	0082	11-19-2010	U	I	1	1
RELEASE OF RIGHT OF WAY	8558	0016	05-05-1993	U	I	1	A
NOYCE, PHILIP B & BARBARA SINCLAIR	8093	0308	07-15-1992	Q	I	250,000	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	423,100	2022	1010	368,800	2021	1010	298,600
	1010	342,000		1010	236,400		1010	258,900
							1010	9,200
	Total	765,100		Total	605,200		Total	566,700

EXEMPTIONS

Year	Code	Description	Amount
2019	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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	404,000
Appraised Xf (B) Value (Bldg)	74,100
Appraised Ob (B) Value (Bldg)	9,200
Appraised Land Value (Bldg)	367,800
Special Land Value	0
Total Appraised Parcel Value	855,100
Valuation Method	C
Total Appraised Parcel Value	855,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0109				CENVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
19-4271	01-14-2020	822	Insulation	6,400		100		Air seal and insulate the attic,
17-700	03-20-2017	804	Addn Alt-Res	3,000	10-05-2017	100	06-30-2018	TO BUILD A SET OF STAIRS
16-3010	10-27-2016	804	Addn Alt-Res	200,000	10-05-2017	100	06-30-2018	to demo & remodel the existin
201101999	05-27-2011	RE	Remodel	65,000	03-25-2014	100	06-30-2014	REMOD KIT/BTH/BMT-REPL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-03-2020	DM			FR	Field Review
09-04-2018	SR	02		02	Bldg Permit Completed
07-24-2018	GC	03		16	In Office Review
04-18-2018	MD	22		22	Change of Address
06-22-2017	SR	02		13	CALL BACK
08-23-2016	JR	03		20	Sale Review
07-01-2016	TR	03		16	In Office Review

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	0.640	AC	176,344.00	1.48133	1.0000	5	1.00	0109	2.200	LONG POND	1.0000	574,687.4	367,800

Total Card Land Units 0.64 AC | Parcel Total Land Area 0.64 | Total Land Value 367,800

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	01	Ranch
Model	01	Residential
Grade:	C+	Average Plus
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	03	Gas
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	3	
Half Baths	0	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	30	3 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

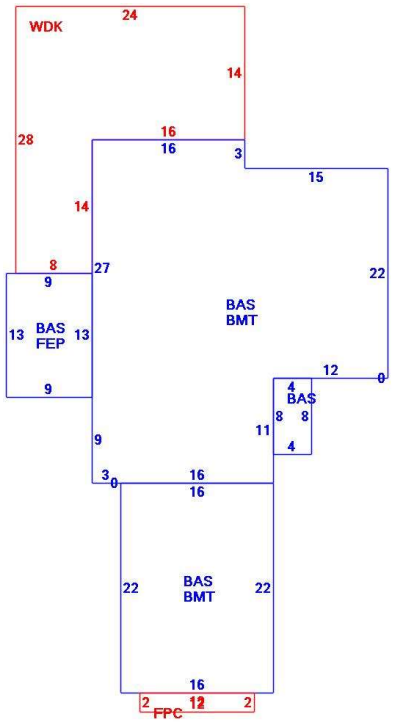
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	459,091
Year Built	1955
Effective Year Built	2003
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	404,000
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
FPL1	Fireplace 1 sto	B	1	5000.00	2005		88		0.00	4,400
BFA1	Bsmt Fin-Goo	B	939	32.56	2005		88		0.00	26,900
WDC	Wood Decking	L	448	20.00	1992		46		0.00	3,900
FOPC	Open Prch-roo	B	24	55.00	2005		88		0.00	1,500
BMT	Basement-Unfi	B	1,291	26.01	2005		88		0.00	27,900
BGAR	Bsmt Garage	B	1	2326.00	2005		70		0.00	1,600
FEP	Enclosed porc	B	117	70.00	2005		70		0.00	6,400
BFA	Bsmt Fin-Avg	B	352	17.36	2005		88		0.00	5,400
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	318.81	459,091
BMT	Basement Area	0	1,291	0	0.00	0
FEP	Enclosed Porch	0	117	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
WDK	Wood Deck	0	448	0	0.00	0
	Ttl Gross Liv / Lease Area	1,440	3,320	1,440		459,091