Property Location 419 HUCKINS NECK ROAD | Map ID 233/ 085/ / / | Bldg Name | State Use 1010
Vision ID 16695 | Account # 145649 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/2/2024 12:01:25 PM

CURRENT OWNER

POWELL, CHERYL ANN TR
CHERYL ANN POWELL LIVING TRUS
419 HUCKINS NECK ROAD

CENTERVILLE MA 02632

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	1 Lake/Pond Fro
	4 Gas		1 Excel View
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	317/21
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 2	PP STATU	
#DL 2			
GIS ID	F_975667_2709712	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	587,000	587,000
RES LAND	1010	1,032,200	1,032,200
Total		1,619,200	1,619,200

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
POWELL, CHERYL ANN TR	34139	117	05-24-2021	U	I	100	1F
POWELL, CHERYL A	29560	0187	04-06-2016	U	I	1	1A
POWELL, CHERYL A & GREGORY J	25766	0136	10-19-2011	Q	I	825,000	00
GADKOWSKI, LINDA B TR	13120	0230	07-10-2000	U	I	100	1A
GADKOWSKI, WALTER J & LINDA B	5891	0271	08-15-1987	U	I	1	A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	509,800	2022	1010	430,500	2021	1010	370,000
	1010	938,300		1010	507,900		1010	491,900
							1010	29,500
	Total	1,448,100		Total	938,400		Total	891,400

EXEMPTIONS

Year	Code	Description	Amount
2023	5C	RESIDENTIAL EXEMPTION	
		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)	491,000
Appraised Xf (B) Value (Bldg)	68,800
Appraised Ob (B) Value (Bldg)	27,200
Appraised Land Value (Bldg)	1,032,200
Special Land Value	0
Total Appraised Parcel Value	1,619,200
Valuation Method	C
Total Appraised Parcel Value	1,619,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0114				CENVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
19-1258	04-22-2019	835	Sid/Wind/Roof/	3,268		100		Same for same, replacing 4 do
201508268	12-18-2015	PV	Solar PV Syste	29,000	06-20-2016	100	06-30-2016	INSTALL SOLAR PANELS ON
201508471	12-09-2015	NW	New Windows	3,949	06-30-2016	100	06-30-2016	REPLACEMENT WINDOWS
77545	06-25-2004	AD	Addition	4,000	07-20-2005	100	01-01-2005	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
03-29-2023	CK	03		15	Abatement Review
01-10-2023	JO			16	In Office Review
04-30-2020	WD			FR	Field Review
01-09-2017	NF	03		16	In Office Review
07-11-2016	SR	02		02	Bldg Permit Completed
01-26-2015	AL	22		22	Change of Address
10-31-2013	DR	22		22	Change of Address

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	0.520	AC	176,344.00	1.73169	1.0000	5	1.00	0114	6.500	BEARSE POND	1.0000	1,984,928	1,032,200

Total Card Land Units 0.52 AC | Parcel Total Land Area 0.52 | Total Land Value 1,032,200

Property Location 419 HUCKINS NECK ROAD | Map ID 233/ 085/ / / | Bldg Name | State Use 1010
Vision ID 16695 | Account # 145649 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/2/2024 12:01:26 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade:	C	Average
Stories	2.3	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	25	Vinyl Siding
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		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	04	4 Bedrooms
Full Baths	4	
Half Baths	0	
Extra Fixtures		
Total Rooms	8	8 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	40	4 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

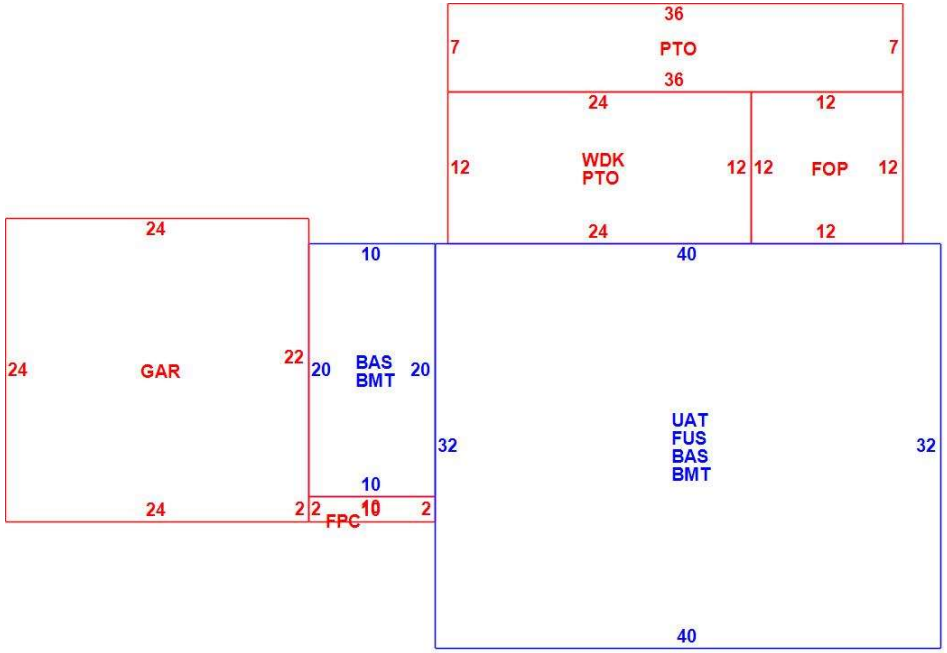
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	606,133
Year Built	1978
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	491,000
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
FPL3	Fireplace 2 sto	B	1	7000.00	1997		81		0.00	5,700
BFA	Bsmt Fin-Avg	B	500	17.36	1997		81		0.00	7,000
WDC	Wood Decking	L	288	20.00	1997		56		0.00	3,300
PAT1	Patio- Average	L	288	5.89	1997		78		0.00	1,300
FOP	Open Porch-ro	B	144	55.00	1997		81		0.00	5,800
GAR	Attached Gara	B	576	40.00	1997		81		0.00	16,600
BMT	Basement-Unfi	B	1,480	26.01	1997		81		0.00	28,400
FPL1	Fireplace 1 sto	B	1	5000.00	1997		81		0.00	4,100
DKPL	Pond Dock-Lig	L	1	4200.00	1997		100		0.00	4,200
PAT2	Patio-Good	L	252	9.94	1997		78		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,480	1,480	1,480	209.88	310,622
BMT	Basement Area	0	1,480	0	0.00	0
FOP	Open Porch	0	144	0	0.00	0
FPC	Open Porch Conc. Floor	0	20	0	0.00	0
FUS	Upper Story	1,280	1,280	1,280	209.88	268,646
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	540	0	0.00	0
UAT	Attic, Unfinished	0	1,280	128	20.99	26,865
WDK	Wood Deck	0	288	0	0.00	0
	Ttl Gross Liv / Lease Area	2,760	7,088	2,888		606,133

Property Location 419 HUCKINS NECK ROAD | Map ID 233/ 085/ / / | Bldg Name | State Use 1010
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CENTERVILLE MA 02632

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		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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0114				CENVIL

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VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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

Total Card Land Units | Parcel Total Land Area | Total Land Value

Property Location 419 HUCKINS NECK ROAD | Map ID 233/ 085/ / / | Bldg Name | State Use 1010
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Kitchen Style		
Occupancy		
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Accessory Apt		
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Rms Prts		
Bath Split	40	4 Full-0 Half

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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	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
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
FOPC	Open Prch-roo	B	20	55.00	1997		81		0.00	1,200
GAZ1	Gazebo - Stan	L	1	12887.00	2013		88	C	1.00	11,300
GEN	Emergency Ge	L	1	5550.00	2015		92		0.00	5,100
SOL2	Solar PV Pane	B	45	725.00	1997		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area						