

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FERRARO, CHRISTOPHER M & PATR 429 OLD CRAIGVILLE ROAD REALTY 88 WHARF STREET UNIT 411		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 281,400 147,800	Assessed 281,400 147,800
			4 Gas						
			6 Septic						
<b>SUPPLEMENTAL DATA</b>									
MILTON MA 02186		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 28 & 29 - SECTION C #DL 2 GIS ID F_976592_2697274			Plan Ref. 76/1 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 429,200 429,200		

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FERRARO, CHRISTOPHER M & PATRICI		34195 129	06-10-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
FERRARO, CHRISTOPHER M & PATRICI		24943 0108	10-27-2010	U	I	144,080	1	2023	1010	240,800	2022	1010	206,500
PAUL, GREG		24943 0105	10-27-2010	U	I	1	1F		1010	134,400		1010	99,500
PAUL, GREG		12639 0199	11-01-1999	U	I	139,000	2					1010	3,500
BLEAU, ALFRED A TR		7844 0225	01-22-1992	Q	I	69,000	U	Total		375,200	Total		306,000
								Total			Total		265,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	255,500
Appraised Xf (B) Value (Bldg)	22,400
Appraised Ob (B) Value (Bldg)	3,500
Appraised Land Value (Bldg)	147,800
Special Land Value	0
Total Appraised Parcel Value	429,200
Valuation Method	C
Total Appraised Parcel Value	429,200

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				CENVIL

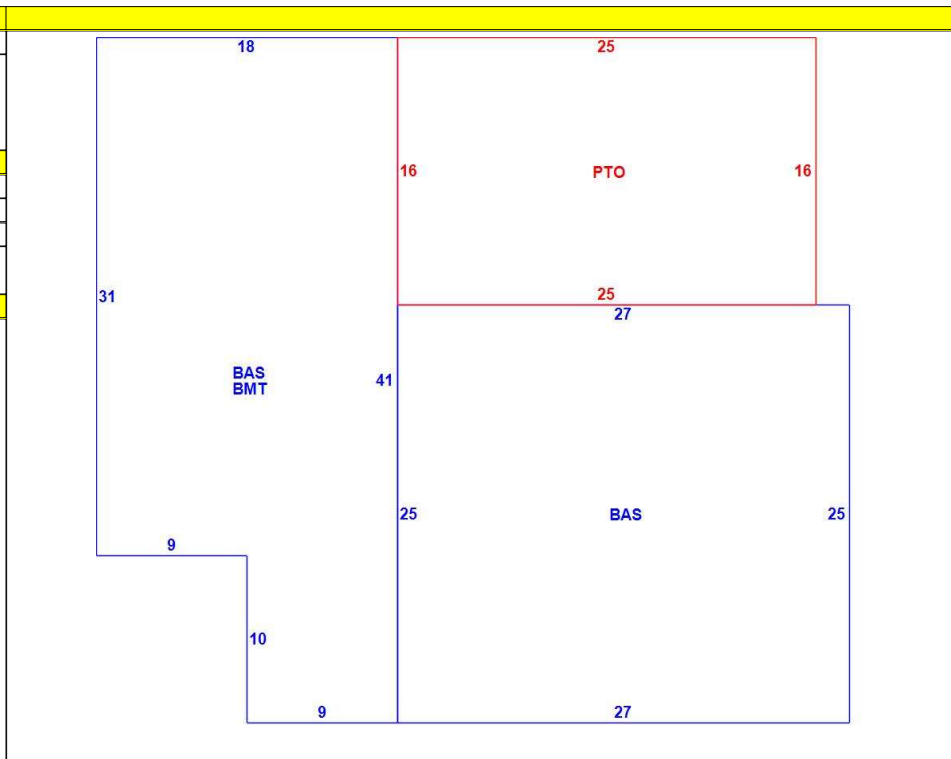
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1273	05-21-2020	835	Sid/Wind/Roof/	14,000		100		Strip old wood siding shakes.	05-19-2020	WD			FR	Field Review
17-1423	05-18-2017	833	Shd-Res-under	0	09-14-2017	100	06-30-2018	10x20 shed	08-09-2018	SR	02		02	Bldg Permit Completed
201100298	01-28-2011	NW	New Windows	5,000	06-30-2011	100	06-30-2011	VINYL REPLC WIND-VINYL S	09-25-2017	SR	02		03	Cycl Insp Comp
									02-28-2017	AL	22		22	Change of Address
									02-17-2011	RB	03		16	In Office Review
									12-13-2001	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	RB	3	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0105	1.000		1.0000	615,916.6	147,800
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			147,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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	370,356
Year Built	1924
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	255,500
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	1979		69		0.00	3,500
BFA	Bsmt Fin-Avg	B	420	17.36	1979		69		0.00	5,000
PAT1	Patio- Average	L	400	5.89	1986		67		0.00	1,600
BMT	Basement-Unfi	B	648	26.01	1979		69		0.00	13,900
SHED	Shed	L	112	18.00	2017		96		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,323	1,323	1,323	279.94	370,356
BMT	Basement Area	0	648	0	0.00	0
PTO	Patio	0	400	0	0.00	0
Ttl Gross Liv / Lease Area		1,323	2,371	1,323		370,356

