

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
GUZZO, JOHN ANGELO & MILDRED 844 PHINNEY'S LANE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	364,300	364,300		
			6 Septic			RES LAND	1010	152,200	152,200		
SUPPLEMENTAL DATA						Total				516,500	516,500
Alt Prcl ID		Split Zonin RC-1;RD-1		Plan Ref. Land Ct# 30367-A							
BID Parcel		ResExpt Q YES:		#SR							
#DL 1 LOT 22		#DL 2		Life Estate PP STATU							
GIS ID F_978075_2706289		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
GUZZO, JOHN ANGELO & MILDRED E	C197264	0	06-01-2012	Q	I	270,000	00									
SOUTHERN COMFORTS LLC	C195108	0	09-02-2011	U	I	322,555	1B	2023	1010	324,500	2022	1010	274,500	2021	1010	235,100
CHAVES, KRISTINA ESTATE OF	#D11596	0	02-04-2011	U	I	0	1		1010	138,400		1010	102,500		1010	102,500
SEAVIEW ASSOCIATES LLC	C193569	0	02-04-2011	U	I	160,000	1								1010	3,900
CHAVES, KRISTINA	C151857	0	01-29-1999	U	I	110,000	2									
Total								462,900	Total			377,000	Total			341,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2018	5C	RESIDENTIAL EXEMPTION	0.00													
2024	22	VETERAN	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				CENVIL	Appraised Bldg. Value (Card)	314,100	
					Appraised Xf (B) Value (Bldg)	46,300	
					Appraised Ob (B) Value (Bldg)	3,900	
					Appraised Land Value (Bldg)	152,200	
					Special Land Value	0	
					Total Appraised Parcel Value	516,500	
					Valuation Method	C	
					Total Appraised Parcel Value	516,500	

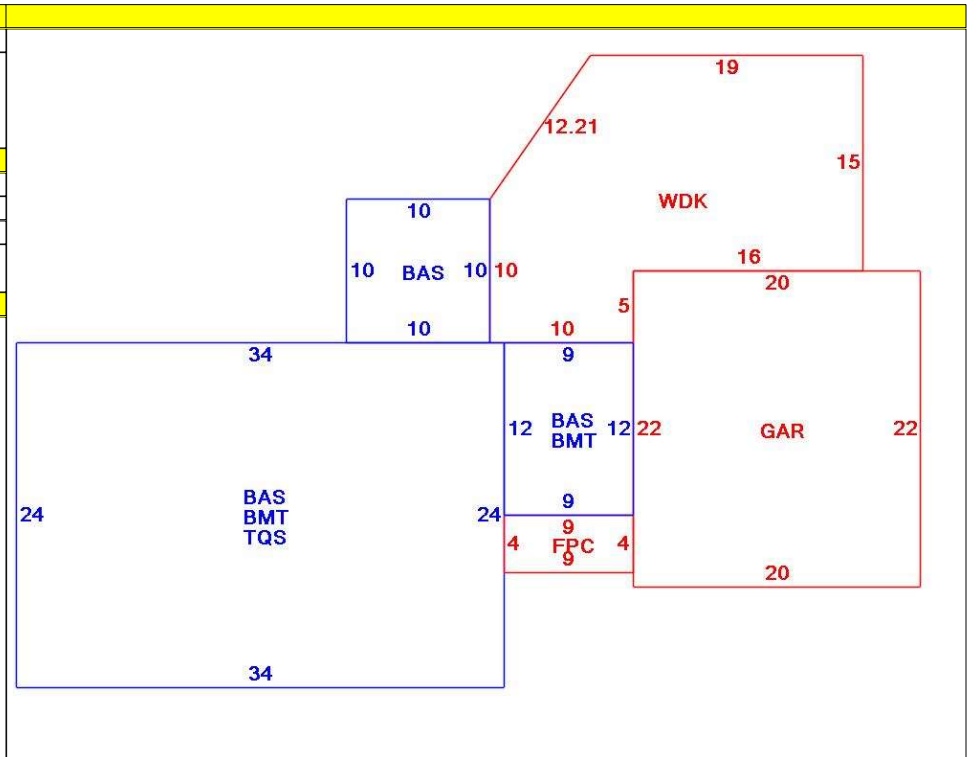
NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201101062	04-07-2011	RE	Remodel	30,000	06-30-2014	100	06-30-2014	RENO INTER-KIT, 2 BTHS	07-03-2023	EG	03		16	In Office Review
201100626	02-07-2011	NS	New Siding	8,000	06-30-2014	100	06-30-2014	NS RESIDE	07-01-2022	EG	03		16	In Office Review
									07-21-2021	JD	03		16	In Office Review
									07-01-2020	LH	03		16	In Office Review
									04-20-2020	WD			FR	Field Review
									08-08-2019	JD	03		16	In Office Review
									07-06-2018	LH	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	SPLI	3	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			152,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	387,754
Year Built	1966
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	314,100
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
BFA	Bsmt Fin-Avg	B	384	17.36	1996		81		0.00	5,400
FPL2	Fireplace 1.5 s	B	1	6000.00	1996		81		0.00	4,900
WDC	Wood Decking	L	405	20.00	1994		50		0.00	3,900
FOPC	Open Prch-roo	B	36	55.00	1996		81		0.00	1,800
GAR	Attached Gara	B	440	40.00	1996		81		0.00	13,800
BMT	Basement-Unfi	B	924	26.01	1996		81		0.00	20,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,024	1,024	1,024	249.52	255,508
BMT	Basement Area	0	924	0	0.00	0
FPC	Open Porch Conc. Floor	0	36	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
TQS	Three Quarter Story	530	816	530	162.07	132,246
WDK	Wood Deck	0	405	0	0.00	0
Ttl Gross Liv / Lease Area		1,554	3,645	1,554		387,754

