

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WELSCH-KELLY, CYNTHIA TR CYNTHIA WELSCH-KELLY REV TR 25 AURORA AVE  CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	297,300	297,300
			6 Septic			RES LAND	1010	138,300	138,300
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Split Zonin RC-1;RD-1		Plan Ref. Land Ct# 30367-A					
BID Parcel		ResExpt Q YES:		Life Estate					
#DL 1 LOT 10		#DL 2		PP STATU					
GIS ID F_977861_2705313		Assoc Pid#							
						Total	435,600	435,600	

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CYNTHIA A WELSCH-KELLEY REV TRUS	1491483	0	08-10-2023	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed		
WELSCH-KELLY, CYNTHIA TR	C228678	0	12-23-2021	U	I	1	1F	2023	1010	259,900	2022	1010	225,000		
WELSH-KELLY, CYNTHIA	1,448,195	0	04-02-2015	U	I	0	1F		1010	125,800		1010	93,200		
WELSH-KELLY, CYNTHIA & KELLY, BARR	C132823	0	02-01-1994	U	I	105,000	1					1010	1,400		
DZENAWAGIS, LYNDA M &	C113841	0	04-01-1988	U	I	125,000	N								
								Total		385,700	Total		318,200	Total	279,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00				
			Total	0.00			

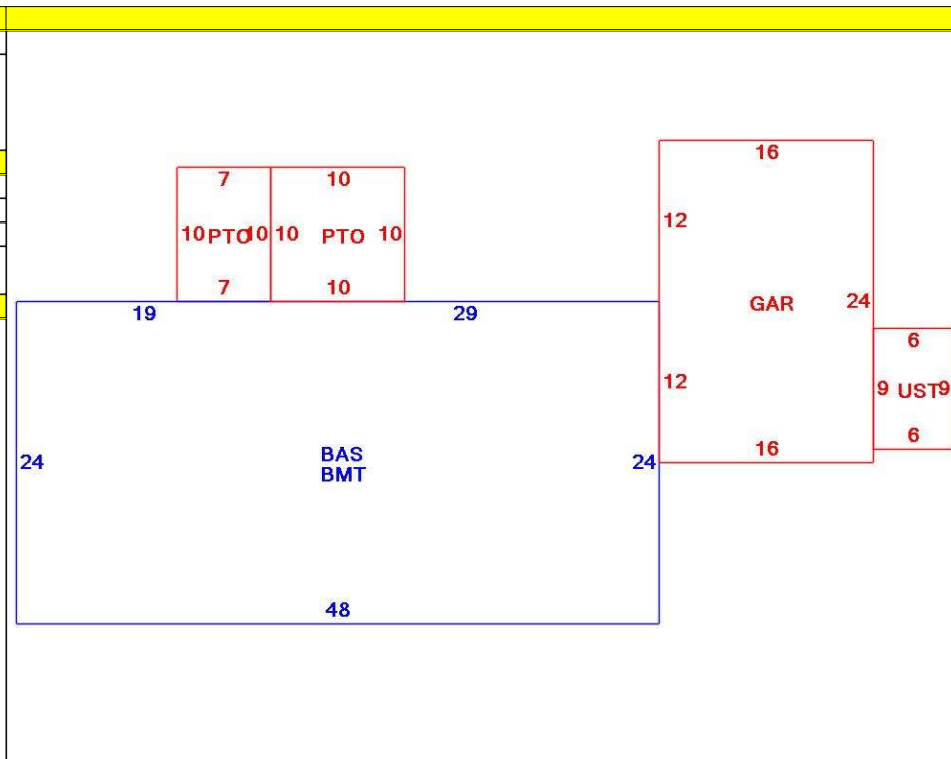
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				CENVIL			
<b>NOTES</b>				Appraised Bldg. Value (Card) 256,400			
				Appraised Xf (B) Value (Bldg) 39,500			
				Appraised Ob (B) Value (Bldg) 1,400			
				Appraised Land Value (Bldg) 138,300			
				Special Land Value 0			
				Total Appraised Parcel Value 435,600			
				Valuation Method C			
				Total Appraised Parcel Value 435,600			

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
EXPR-22-1	07-12-2022	835	Sid/Wind/Roof/	5,964		100		Air sealing, blown in cellulose f	11-16-2023	AG	03		16	In Office Review
16-1277	05-12-2016	835	Sid/Wind/Roof/	8,138		100		replace 5 windows .30 u-value	09-21-2022	EG	03		16	In Office Review
201404022	06-30-2014	IN	Insulation	1,500	06-30-2015	100	06-30-2015	IN ATTIC	09-21-2022	EG	03		16	In Office Review
									09-01-2021	JD	03		16	In Office Review
									09-28-2020	JD	03		16	In Office Review
									04-21-2020	WD			FR	Field Review
									02-06-2020	JD	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	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0105	1.000		1.0000	864,614.6	138,300
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			138,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		328,758
			Year Built		1971
			Effective Year Built		1991
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		22
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		78
			RCNLD		256,400
			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	1993		78		0.00	3,900
PAT1	Patio- Average	L	100	5.89	1996		77		0.00	500
GAR	Attached Gara	B	384	40.00	1993		78		0.00	12,200
BMT	Basement-Unfi	B	1,152	26.01	1993		78		0.00	22,700
UST	Utility Storage-	B	54	17.11	1993		78		0.00	700
PAT2	Patio-Good	L	70	9.94	2017		98		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	285.38	328,758
BMT	Basement Area	0	1,152	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
PTO	Patio	0	170	0	0.00	0
UST	Utility Enclosure	0	54	0	0.00	0
Ttl Gross Liv / Lease Area		1,152	2,912	1,152		328,758

