

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
PHELAN, ANNE CAMAS  88 HUCKINS NECK ROAD  CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved	1	Marginal View	Description	Code	Assessed	Assessed
		4	Gas							RESIDENTL	1010	257,400	257,400
		6	Septic							RES LAND	1010	210,400	210,400
<b>SUPPLEMENTAL DATA</b>										Total		467,800	467,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 152 #DL 2 GIS ID F_977877_2707347				Plan Ref. Land Ct# 20239-C (SH 9) #SR Life Estate PP STATU Assoc Pid#									

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
PHELAN, ANNE CAMAS		C228912	0	01-19-2022		U	I	400,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MIDWOOD, MARCIA V ESTATE OF		1,450,110	0	08-31-2021		U	I	0		1F		2023	1010	222,500	2022	1010	195,500	2021	1010	161,500	
MIDWOOD, MARCIA V		1,450,109	0	06-07-2000		U	I	0		1F			1010	191,300		1010	131,600		1010	133,600	
MIDWOOD, NORMAN & MARCIA V		C77515	0	03-16-1979		U	V	0											1010	800	
Total												413,800		Total		327,100		Total		295,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY															
Nbhd	Nbhd Name		B	Tracing		Batch													
0107						CENVIL													
NOTES				Appraised Bldg. Value (Card) 219,600															
				Appraised Xf (B) Value (Bldg) 37,000															
				Appraised Ob (B) Value (Bldg) 800															
				Appraised Land Value (Bldg) 210,400															
				Special Land Value 0															
				Total Appraised Parcel Value 467,800															
				Valuation Method C															
				Total Appraised Parcel Value 467,800															

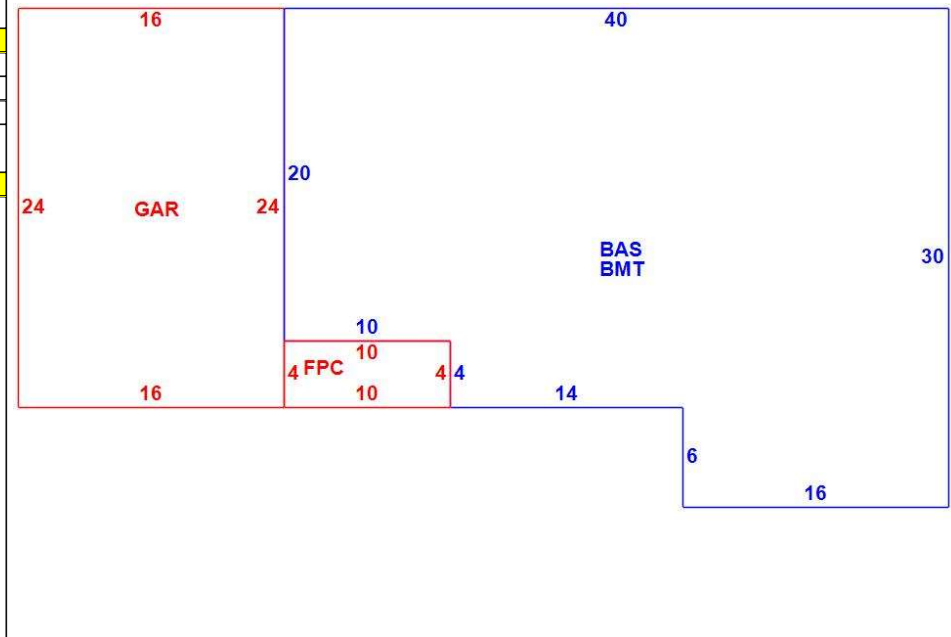
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
19-3788	11-12-2019	835	Sid/Wind/Roof/	3,000		100		Windows replacement (3)	04-21-2020	WD			FR	Field Review			
17-2307	07-24-2017	835	Sid/Wind/Roof/	9,500		100		replace windows .30	01-20-2017	KM	01		03	Cycl Insp Comp			
201500172	01-29-2015	IN	Insulation	0	06-30-2015	100	06-30-2016	INSULATION / WEATHERIZA	10-30-2003	GB	01		00	Meas/Listed-Interior Acces			
									10-03-2000	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	RD-	3	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0107	1.400		1.0000	725,514.4	210,400
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value				210,400

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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	296,814
Year Built	1960
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	219,600
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	1988		74		0.00	3,700
FOPC	Open Prch-roo	B	40	55.00	1988		74		0.00	1,800
GAR	Attached Gara	B	384	40.00	1988		74		0.00	11,600
BMT	Basement-Unfi	B	1,016	26.01	1988		74		0.00	19,900
SHED	Shed	L	48	18.00	2017		96		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,016	1,016	1,016	292.14	296,814
BMT	Basement Area	0	1,016	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		1,016	2,456	1,016		296,814

