

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
CAMPBELL, RYAN S  46 SUNNY WOOD DRIVE  CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	303,000	303,000	
			6 Septic			RES LAND	1010	151,900	151,900	
<b>SUPPLEMENTAL DATA</b>										<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 29 #DL 2			Plan Ref. Land Ct# 32849-B-SH-2 #SR Life Estate PP STATU							
GIS ID F_979968_2707624			Assoc Pid#			Total 454,900 454,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CAMPBELL, RYAN S		C225728	0	03-29-2021	U	I	300,000	1A	Year	Code	Assessed	Year	Code	Assessed
CARR, BARBARA A TR		C172474	0	03-26-2004	U	I	1	1F	2023	1010	261,400	2022	1010	226,300
CARR, BARBARA A		C137646	0	06-15-1995	Q	I	110,000	U		1010	138,100		1010	102,300
FERRARO, ANTHONY		C137645	0	06-15-1995	Q	I	139,000	U					1010	2,600
FRANCO, NICHOLAS D TR		C103601	0	10-03-1985	U	I	0		Total		399,500	Total		328,600
									Total		289,300	Total		289,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int								
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00														
Total			0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105				HYAN				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	261,400		
												Appraised Xf (B) Value (Bldg)	39,000		
												Appraised Ob (B) Value (Bldg)	2,600		
												Appraised Land Value (Bldg)	151,900		
												Special Land Value	0		
												Total Appraised Parcel Value	454,900		
												Valuation Method	C		
												Total Appraised Parcel Value	454,900		

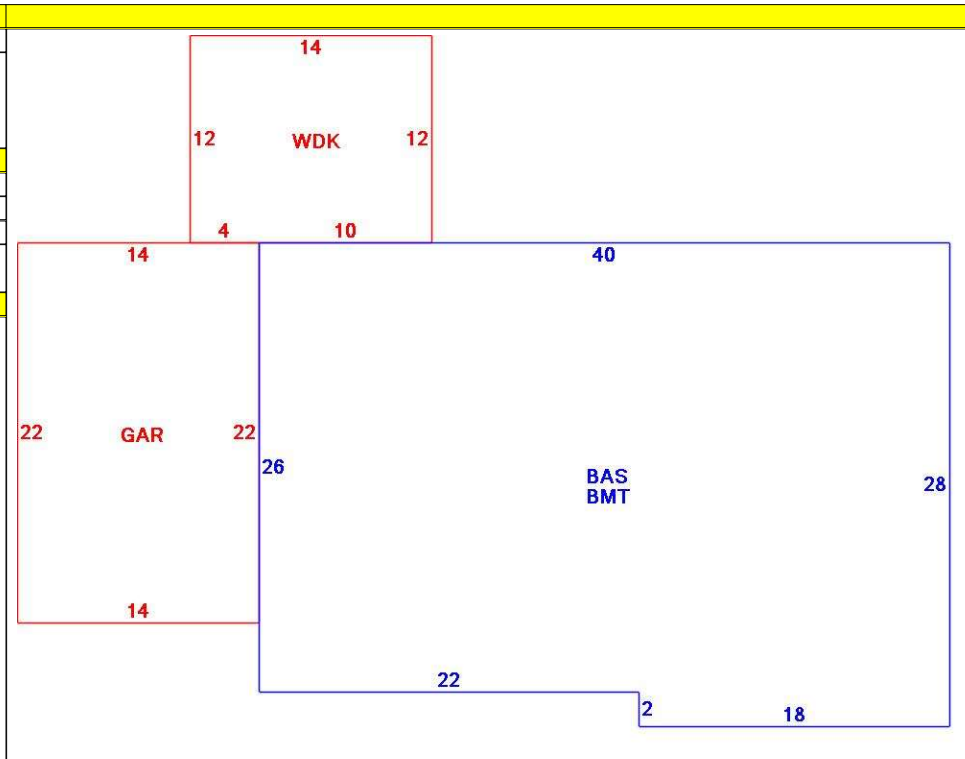
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B28501	10-01-1985	DW	Dwelling	40,000		100		HY 11/2 S		04-28-2020	WD			FR	Field Review
										12-06-2017	KM	02		03	Cycl Insp Comp
										06-19-2002	PT	01		00	Meas/Listed-Interior Acces
										12-15-1989	ML	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	RC-	4	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4	151,900	
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value					151,900

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	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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	311,136
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	261,400
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	2000		84		0.00	4,200
WDC	Wood Decking	L	168	20.00	1999		60		0.00	2,600
GAR	Attached Gara	B	308	40.00	2000		84		0.00	11,400
BMT	Basement-Unfi	B	1,076	26.01	2000		84		0.00	23,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,076	1,076	1,076	289.16	311,136
BMT	Basement Area	0	1,076	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDC	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,076	2,628	1,076		311,136

