

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
PHU, WILSON & DINH 206 CEDRIC RD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	353,100	353,100		
			6 Septic			RES LAND	1010	156,200	156,200		
SUPPLEMENTAL DATA						Total				509,300	509,300
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 6 #DL 2 GIS ID F_963704_2706487		Plan Ref. 281/72 Land Ct# #SR Life Estate PP STATU 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					
PHU, WILSON & DINH	35008	204	03-30-2022	U	I	358,865	1L	2023	1010	308,200	2022	1010	266,600	2021	1010	204,300
FEDERAL NATIONAL MORTGAGE ASSO	33412	0058	10-29-2020	U	I	283,600	1L		1010	142,000		1010	105,200		1010	105,200
JONES, ROBERT SCOTT	22126	0186	06-20-2007	U	I	240,000	1								1010	13,000
CENGA, JOSEPH A	8272	0032	10-15-1992	U	I	1	H									
CENGA, JOSEPH A & CAROLYN M	3578	0081	10-15-1982	Q	I	68,000	U									
Total								450,200	Total		371,800	Total		322,500		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				CENVIL	Appraised Bldg. Value (Card)	306,100	
					Appraised Xf (B) Value (Bldg)	34,000	
					Appraised Ob (B) Value (Bldg)	13,000	
					Appraised Land Value (Bldg)	156,200	
					Special Land Value	0	
					Total Appraised Parcel Value	509,300	
					Valuation Method	C	
					Total Appraised Parcel Value	509,300	

NOTES								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	12-05-2022	835	Sid/Wind/Roof/	11,000		100		re-shingle roof	04-29-2020	LS			FR	Field Review									
200703923	07-11-2007	WD	Wood Deck	10,000	11-05-2007	100	09-30-2007		09-18-2017	KM	02		03	Cycl Insp Comp									
									11-05-2007	PT	02		14	Cyclical Inspection									
									07-27-2007	PT	02		14	Cyclical Inspection									
									12-27-1999	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	RC	3	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	156,200
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			156,200	

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	25	Vinyl Siding			
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
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	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	382,611
Year Built	1975
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	306,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	1995		80		0.00	4,000
FGR2	Garage- Avg-	L	308	50.00	1979		60	00	1.00	9,200
BRR	Bsmt Rec Rm-	B	500	8.05	1995		80		0.00	3,200
WDC	Wood Decking	L	340	20.00	1997		56		0.00	3,800
BMT	Basement-Unfi	B	1,390	26.01	1995		80		0.00	26,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,390	1,390	1,390	275.26	382,611
BMT	Basement Area	0	1,390	0	0.00	0
WDC	Wood Deck	0	340	0	0.00	0
Ttl Gross Liv / Lease Area		1,390	3,120	1,390		382,611

