

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HANRAHAN, LILIA & SEAN N TRS HANRAHAN TRUST 34 NORTH PRECINCT ROAD CENTERVILLE MA 02632		2	Public Water	1	Paved	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 506,000 155,900	Assessed 506,000 155,900
		4	Gas						
		6	Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin RC;RF		Plan Ref. 281/73					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 4		#DL 2		Life Estate					
GIS ID F_962946_2705757		Assoc Pid#							
						Total	661,900	661,900	

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HANRAHAN, LILIA & SEAN N TRS		27189 0277	03-07-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
HANRAHAN, LILIA		25079 0086	12-13-2010	U	I	1	1A	2023	1010	454,400	2022	1010	380,000
HANRAHAN, SEAN		25079 0083	12-13-2010	U	I	1	1A		1010	141,700	2021	1010	105,000
CHRISTIE, LILIA		18370 0132	03-29-2004	Q	I	290,000	00						
GIAMPA, JOSEPH		17180 0040	06-30-2003	Q	I	270,000	00						
								Total	596,100	Total	485,000	Total	432,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2020	5C	RESIDENTIAL EXEMPTION	0.00													
			Total													
			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0105				CENVIL								
NOTES								Appraised Bldg. Value (Card)				451,300
								Appraised Xf (B) Value (Bldg)				53,000
								Appraised Ob (B) Value (Bldg)				1,700
								Appraised Land Value (Bldg)				155,900
								Special Land Value				0
								Total Appraised Parcel Value				661,900
								Valuation Method				C
								Total Appraised Parcel Value				661,900

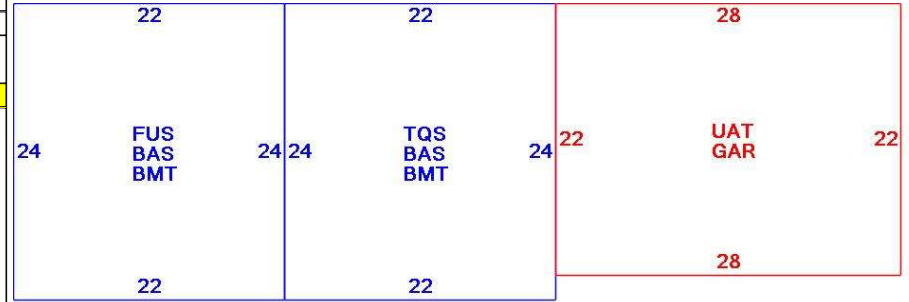
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
SHED-21-1	10-28-2021	863	Shed Registrati	0	06-30-2022	100	06-30-2022		08-19-2022	SR	02		02	Bldg Permit Completed	
16-1849	07-14-2016	839	Solar Panel-Re	14,954	10-05-2017	100	06-30-2017	Installation of an interconnecte	04-30-2020	LS			FR	Field Review	
16-205	02-23-2016	880	Alt-Int work-Res	8,000	10-05-2016	100	06-30-2017	FINISH BASMENT TO INCLU	07-31-2019	JD	03		16	In Office Review	
201301432	03-11-2013	RE	Remodel	1,500	06-30-2014	100	06-30-2014	STORAGE RM ABOVE GAR-F	03-31-2017	JR	02		02	Bldg Permit Completed	
201104333	09-23-2011	AD	Addition	100,000	04-01-2013	100	06-30-2013	ADD 2ND FLOR-3 BDRM, 1 B	03-25-2015	JR	03		03	Cycl Insp Comp	
									08-06-2014	JR	03		16	In Office Review	
									05-22-2013	TP	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	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0105	1.000		1.0000	338,809.7	155,900	
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value					155,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	550,410
Year Built	1981
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	451,300
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
GAR	Attached Gara	B	616	40.00	1998		82		0.00	17,600
BMT	Basement-Unfi	B	1,056	26.01	1998		82		0.00	22,600
BFA	Bsmt Fin-Avg	B	900	17.36	1998		82		0.00	12,800
SOL1	Solar PV Pane	B	27	860.00	1998		0		0.00	0
SHED	Shed	L	96	18.00	2022		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	276.73	292,224
BMT	Basement Area	0	1,056	0	0.00	0
FUS	Upper Story	528	528	528	276.73	146,112
GAR	Attached Garage	0	616	0	0.00	0
TQS	Three Quarter Story	343	528	343	179.77	94,917
UAT	Attic, Unfinished	0	616	62	27.85	17,157
Ttl Gross Liv / Lease Area		1,927	4,400	1,989		550,410

