

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PHALAN, PAUL & PATRICIA 48 NORTH PRECINCT ROAD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	292,100	292,100
			6 Septic			RES LAND	1010	155,900	155,900
SUPPLEMENTAL DATA						Total 448,000 448,000			
Alt Prcl ID		Split Zonin RC;RF		Plan Ref. 281/73					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 5		#DL 2		Life Estate					
GIS ID F_962850_2705665		Assoc Pid#		PP STATU					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PHALAN, PAUL & PATRICIA		29759 0350	06-28-2016	Q	I	283,334	00	Year	Code	Assessed	Year	Code	Assessed
CAPELESS, ANN M & SMITH, MARY JO T		29072 0126	08-13-2015	U	I	1	1A	2023	1010	255,400	2022	1010	221,200
CAPELESS, PAUL R		28585 0007	12-19-2014	U	I	180,125	1S		1010	141,700		1010	105,000
US BANK NATIONAL ASSOCIATION TR		28079 0099	04-10-2014	U	I	208,250	1L					1010	3,100
JENSEN, KATHLEEN M & TIGHE R		12972 0220	04-27-2000	Q	I	149,400	00	Total		397,100	Total		326,200
								Total		287,800	Total		287,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2021	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				CENVIL	Appraised Bldg. Value (Card)	251,200	
					Appraised Xf (B) Value (Bldg)	37,800	
					Appraised Ob (B) Value (Bldg)	3,100	
					Appraised Land Value (Bldg)	155,900	
					Special Land Value	0	
					Total Appraised Parcel Value	448,000	
					Valuation Method	C	
					Total Appraised Parcel Value	448,000	

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									
20-2887	10-06-2020	822	Insulation	2,379		100		Seal & insulate basement sills,	09-28-2020	PK	03		16	In Office Review									
17-3760	11-28-2017	839	Solar Panel-Re	13,857	04-10-2018	100	06-30-2018	Installation of an interconnecte	04-30-2020	LS			FR	Field Review									
16-2986	10-12-2016	822	Insulation	3,751	06-30-2017	100	06-30-2017	Weatherization	03-14-2019	CK	22		22	Change of Address									
201500986	02-27-2015	NW	New Windows	2,000	06-30-2015	100	06-30-2016	REPL WIND (ANDERSEN) 8	07-23-2018	SR	02		02	Bldg Permit Completed									
									06-09-2017	TR	22		22	Change of Address									
									07-28-2016	NF	02		23	Owner Requested Review									
									07-20-2007	PT	02		14	Cyclical Inspection									

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
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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					
Heat Fuel	04	Electric			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
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	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	306,398
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	251,200
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	1998		82		0.00	4,100
WDC	Wood Decking	L	253	20.00	1998		58		0.00	3,100
GAR	Attached Gara	B	308	40.00	1998		82		0.00	11,100
BMT	Basement-Unfi	B	1,056	26.01	1998		82		0.00	22,600
SOL1	Solar PV Pane	B	26	860.00	1998		0		0.00	0

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	290.15	306,398
BMT	Basement Area	0	1,056	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDC	Wood Deck	0	253	0	0.00	0
Ttl Gross Liv / Lease Area		1,056	2,673	1,056		306,398

