

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FREDO, CHRISTOPHER M & CAZEA  174 CEDRIC RD  CENTERVILLE MA 02632		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	357,100	357,100
			2 Public Water			RES LAND	1010	153,200	153,200
<b>SUPPLEMENTAL DATA</b>						Total 510,300 510,300			
Alt Prcl ID		Split Zonin		Plan Ref. 281/72					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		INFO: LOT 4		#SR					
#DL 2				Life Estate					
GIS ID		F_963882_2706743		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)					
FREDO, CHRISTOPHER M & CAZEAULT,	11396	0316	05-01-1998	Q	I	114,500	00	Year	Code	Assessed	Year	Code	Assessed
HILL, CARL F JR & MARGARET	7997	0263	05-15-1992	U	I	97,500	L	2023	1010	310,400	2022	1010	267,300
ASSOCIATES FINANCIAL SERV	7619	0083	07-15-1991	U	I	85,000	L		1010	139,300		1010	103,200
BROWN, WILLIAM J & LAURENA M	3799	0340	07-15-1983	Q	I	66,000	U					1010	8,300
BOURGEOIS, LOUIS D & MARIE J	3349	0251	08-26-1981	Q	I	69,000	U	Total		449,700	Total		370,500
								Total		319,500	Total		319,500

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY	
Nbhd	Nbhd Name	B	Tracing	Batch	
0105				CENVIL	
<b>NOTES</b>				Appraised Bldg. Value (Card) 317,100	
				Appraised Xf (B) Value (Bldg) 31,700	
				Appraised Ob (B) Value (Bldg) 8,300	
				Appraised Land Value (Bldg) 153,200	
				Special Land Value 0	
				Total Appraised Parcel Value 510,300	
				Valuation Method C	
				Total Appraised Parcel Value 510,300	

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
									04-28-2020	LS			FR	Field Review
									07-24-2017	KM	02		03	Cycl Insp Comp
									08-02-2007	PT	02		14	Cyclical Inspection
									12-30-1999	MF	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	0.380 AC	176,344.00	2.28665	1.0000	5	1.00	0105	1.000		1.0000	403,245.8	153,200	
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value					153,200

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	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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	03	3 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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	396,396
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	317,100
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
SHD2	Shed w/Elec	L	192	26.00	2006		74		0.00	3,700
WDC	Wood Decking	L	288	20.00	1997		56		0.00	3,300
PAT2	Patio-Good	L	144	9.94	1997		78		0.00	1,300
BMT	Basement-Unfi	B	1,452	26.01	1995		80		0.00	27,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,452	1,452	1,452	273.00	396,396
BMT	Basement Area	0	1,452	0	0.00	0
PTO	Patio	0	144	0	0.00	0
WDC	Wood Deck	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		1,452	3,336	1,452		396,396

