

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT														
DRAKE, GORDON CHARLES & CHRI TRS, DRAKE FAMILY LIVING TRUST 45 MEADOW FARM ROAD						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA										
					3	RESIDENTL	1010	1,976,900	1,976,900											
CENTERVILLE MA 02632		SUPPLEMENTAL DATA				RES LAND	1010	706,500	706,500	VISION										
		Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	YES:	#DL 1	LOT 5	#DL 2		GIS ID	F_969634_2700805	Plan Ref.	624/99	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)								
DRAKE, GORDON CHARLES & CHRISTI	30648	0164	07-25-2017	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
DRAKE, GORDON C & CHRISTINE M J	27627	0317	08-16-2013	U	V	385,000	1	2025	1010	1,976,900	2024	1010	1,794,500	2023	1010	1,579,700
SEMINARA, ANNE I	13594	0081	02-27-2001	U	V	0	1B		1010	706,500		1010	538,700		1010	803,000
SEMINARA, LOUIS J TR	13189	0060	08-18-2000	U	V	0	1B	Total								
LEBEL, DOUGLAS W TR	13189	0004	08-18-2000	U	V	725,000	1									

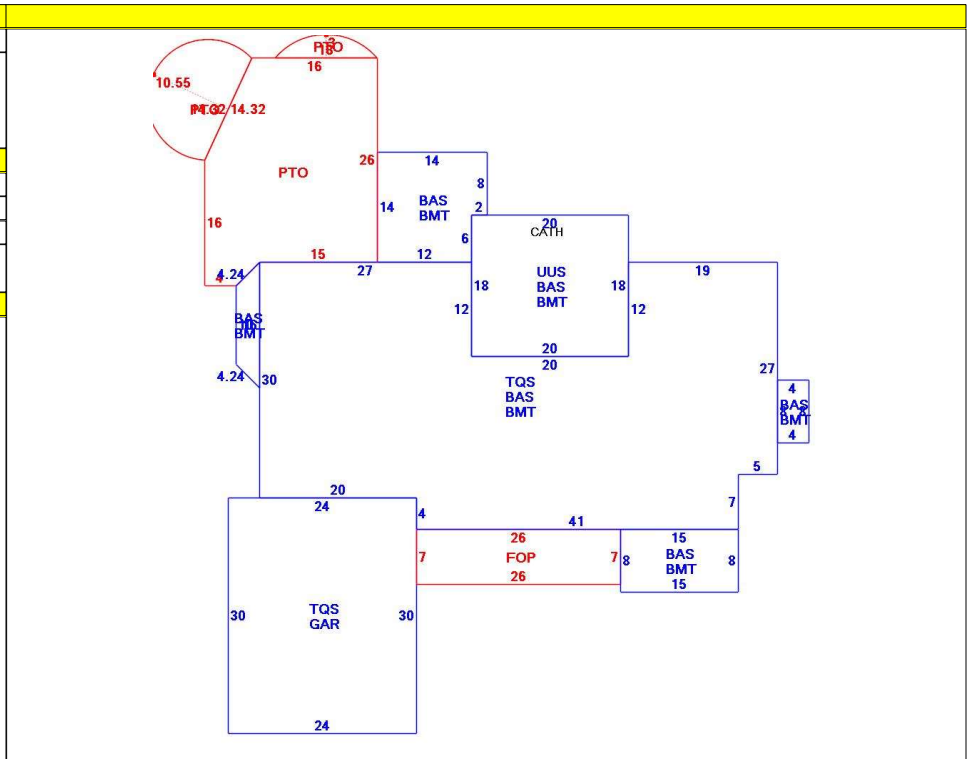
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2017	5C	RESIDENTIAL EXEMPTION	0.00															
2025	22	VETERAN	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card) 1,879,500 Appraised Xf (B) Value (Bldg) 86,100 Appraised Ob (B) Value (Bldg) 11,300 Appraised Land Value (Bldg) 706,500 Special Land Value 0 Total Appraised Parcel Value 2,683,400 Valuation Method C Total Appraised Parcel Value 2,683,400				
0111				CENVIL					
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
201500278	01-29-2015	PV	Solar PV Syste	20,310	08-19-2015	100	06-30-2016	INSTALLATION OF ROOFTO	07-02-2024	EG	03		16	In Office Review
201400612	02-25-2014	DW	Dwelling	800,000	02-03-2015	100	06-30-2015	NW DW 4BDRM 3.5BTH W S	07-03-2023	EG	03		16	In Office Review
58145	02-04-2002	DW	Dwelling	316,416	06-09-2005	100	01-01-2005	BP VOID	07-01-2022	EG	03		16	In Office Review
									07-21-2021	JD	03		16	In Office Review
									07-13-2020	LH	03		16	In Office Review
									06-03-2020	LS			FR	Field Review
									08-13-2019	JD	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	RD-	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0111	4.000		1.0000	705,376	705,400
1	1010	Single Fam M-0	RD-	3	0.020	AC	14,250.00	1.00000	1.0000	0	1.00	0111	4.000		1.0000	57,000	1,100
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			706,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
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	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,978,462
			Year Built		2014
			Effective Year Built		2017
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			RCNLD		1,879,500
			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
FPLG	Gas Fireplace-	B	1	2500.00	2016		95		0.00	2,400
BMT	Basement-Unfi	B	2,624	26.01	2016		95		0.00	52,900
FOP	Open Porch-ro	B	182	55.00	2016		95		0.00	8,000
GAR	Attached Gara	B	720	40.00	2016		95		0.00	22,800
PAT2	Patio-Good	L	713	9.94	2014		95		0.00	6,300
GEN	Emergency Ge	L	1	5550.00	2014		90		0.00	5,000
SOL1	Solar PV Pane	B	14	860.00	2016		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,624	2,624	2,624	427.68	1,122,240
BMT	Basement Area	0	2,624	0	0.00	0
FOP	Open Porch	0	182	0	0.00	0
GAR	Attached Garage	0	720	0	0.00	0
PTO	Patio	0	713	0	0.00	0
TQS	Three Quarter Story	1,696	2,609	1,696	278.02	725,350
UUS	Upper Story, Unfinished	0	360	306	363.53	130,871
Ttl Gross Liv / Lease Area		4,320	9,832	4,626		1,978,461

