

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
BASTOS, ANTONIO JOSE M 86 GOFF TERRACE CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	446,400	446,400
				6	Septic			3		RES LAND	1010	154,900	154,900
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 15 #DL 2 GIS ID F_964515_2704461						Plan Ref. 275/55 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 601,300 601,300			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
BASTOS, ANTONIO JOSE M		35544	193	12-15-2022		Q	I			635,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LASSITER, ROBERT		19311	0313	12-03-2004		Q	I			376,500		00		2025	1010	446,400	2024	1010	392,200	2023	1010	394,900
CAMMARANO, JOSEPH JR & CAROLYN		10323	0156	07-15-1996		Q	I			110,000		U			1010	154,900		1010	154,900		1010	140,800
HIGGINS, HELEN S		4395	0133	01-15-1985		U	I			1		H										
REILLY, HELEN S		4395	0132	01-15-1985		U	I			1		H										
										Total		601,300	Total		547,100	Total		535,700				

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	396,600
Appraised Xf (B) Value (Bldg)	42,800
Appraised Ob (B) Value (Bldg)	7,000
Appraised Land Value (Bldg)	154,900
Special Land Value	0
Total Appraised Parcel Value	601,300
Valuation Method	C
Total Appraised Parcel Value	601,300

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
BLDR-21-15	02-02-2022	804	Addn Alt-Res	25,000	02-06-2023	100	06-30-2023	Roofing Plaster and paint after	06-06-2023	LP			20	Sale Review
BLDR-21-15	12-28-2021	804	Addn Alt-Res	21,000	06-30-2022	100	06-30-2022	Roofing work	02-06-2023	SR	01		02	Bldg Permit Completed
19-251	01-23-2019	822	Insulation	2,882	06-30-2019	100	06-30-2019	Insulation & Air Sealing	08-29-2016	SR	01		03	Cycl Insp Comp
51312	05-31-2002	NR	New Roof	5,100	01-01-2002	100	06-30-2002							
18108	09-24-1996	AD	Addition	83,820	01-01-1997	100	01-01-1997							

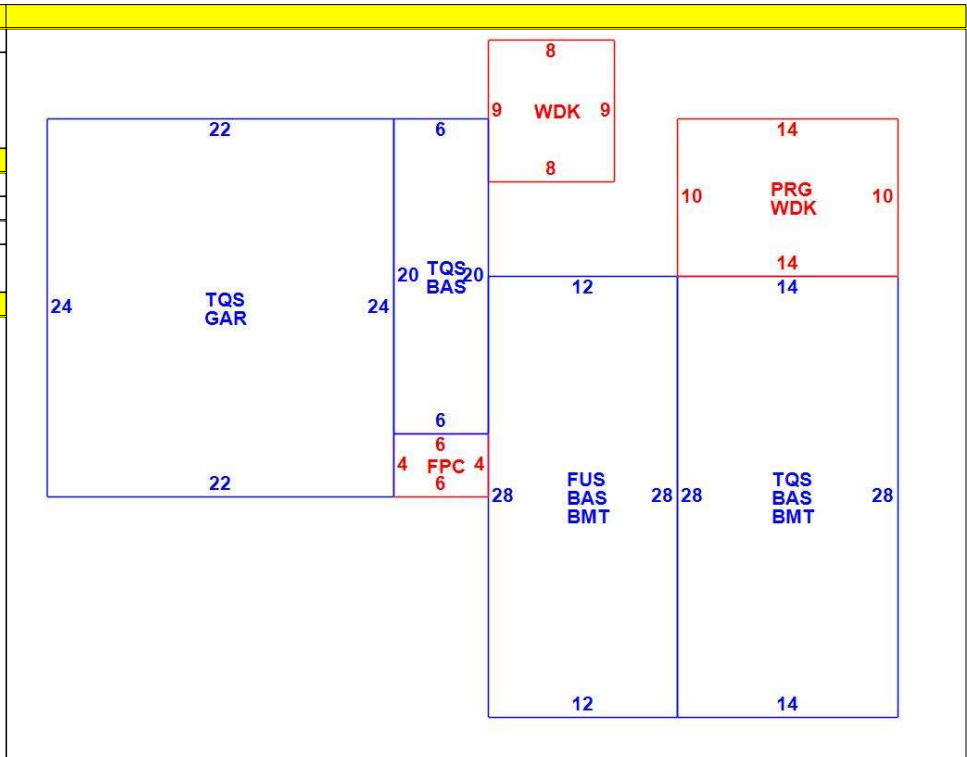
LAND LINE VALUATION SECTION

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	0.430	AC	176,344.00	2.04234	1.0000	5	1.00	0105	1.000		1.0000	360,147.3	154,900
Total Card Land Units 0.43 AC Parcel Total Land Area 0.43 Total Land Value 154,900																	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	05	Salt Box			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	472,155
Year Built	1979
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	396,600
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2002		84		0.00	5,000
WDC	Wood Decking	L	140	20.00	2003		68		0.00	2,700
FOPC	Open Prch-roo	B	24	55.00	2002		84		0.00	1,400
GAR	Attached Gara	B	528	40.00	2002		84		0.00	16,200
BMT	Basement-Unfi	B	728	26.01	2002		84		0.00	18,100
WDC	Wood Deck w/	L	72	18.00	2003		68		0.00	2,000
PRG1	Pergola-Avg	L	140	18.00	2020		92	C	1.00	2,300
FPLG	Gas Fireplace-	B	1	2500.00	2002		84		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	848	848	848	253.85	215,262
BMT	Basement Area	0	728	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
FUS	Upper Story	336	336	336	253.85	85,293
GAR	Attached Garage	0	528	0	0.00	0
PRG	Pergola	0	140	0	0.00	0
TQS	Three Quarter Story	676	1,040	676	165.00	171,601
WDC	Wood Deck	0	212	0	0.00	0
Ttl Gross Liv / Lease Area		1,860	3,856	1,860		472,156

