

State Use 1010
Print Date 12/19/2024 7:40:07 P

CURRENT OWNER						TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
MCLAUGHLIN, RICHARD J & NANCY 274 BAY LANE CENTERVILLE MA 02632						1	Level		2	Public Water		1	Paved				Description		Code	Assessed		Assessed	
									4	Gas							RESIDENTL		1010	584,600		584,600	
									6	Septic					3		RES LAND		1010	526,800		526,800	
						SUPPLEMENTAL DATA																	
						Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT S A & B #DL 2						Plan Ref. 73/5 Land Ct# #SR Life Estate PP STATU											
						GIS ID F_967276_2696066						Assoc Pid#											
																Total		1,111,400		1,111,400			
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCLAUGHLIN, RICHARD J & NANCY THEBERGE, VALERIE TR CAROTHERS, VIRGINIA RICE ESTATE O CAROTHERS, VIRGINIA RICE TR CAROTHERS, VIRGINIA RICE						31429	0146	07-27-2018		Q	I	599,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
						31428	0312	07-24-2018		U	I	0		1F	2025	1010	584,600	2024	1010	551,900	2023	1010	492,500
						31427	0208	12-03-2017		U	I	0		1F		1010	526,800		1010	526,800		1010	370,800
						28907	0093	06-01-2015		U	I	100		1F									
						14730	0165	01-23-2002		U	I	0		1F									
						Total		1,111,400		Total		1,078,700		Total		863,300							
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 Appraised Bldg. Value (Card) 549,600 Appraised Xf (B) Value (Bldg) 27,800 Appraised Ob (B) Value (Bldg) 7,200 Appraised Land Value (Bldg) 526,800 Special Land Value 0 Total Appraised Parcel Value 1,111,400 Valuation Method C Total Appraised Parcel Value 1,111,400							
Nbhd		Nbhd Name			B			Tracing			Batch												
0110											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		
18-3135		09-26-2018		835	Sid/Wind/Roof/		20,000	06-30-2019	100	06-30-2019	Window replacement & sidewa				05-14-2020		WD			FR	Field Review		
16-1554		06-23-2016		822	Insulation		0	06-30-2017	100	06-30-2017	Weatherization + R-10 to Craw				01-23-2020		MS	02		03	Cycl Insp Comp		
201407551		11-13-2014		IN	Insulation		1,500	06-30-2015	100	06-30-2016	INSULATION/WEATHERIZATI				08-07-2019		JD	03		16	In Office Review		
201202129		04-12-2012		NR	New Roof		10,245	06-30-2012	100	06-30-2012	REROOF STRIPPING OLD				02-07-2019		CK	22		22	Change of Address		
49602		10-27-2000		AD	Addition		32,256	02-16-2001	100	06-30-2001					02-19-2015		JR	03		03	Cycl Insp Comp		
															11-20-2008		PT	02		14	Cyclical Inspection		
															04-05-2002		MF	01		00	Meas/L 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		RD-	3	0.700	AC	176,344.00	1.37675	1.0000	5	1.00	0110	3.100				1.0000	752,618.5	526,800			
Total Card Land Units						0.70	AC	Parcel Total Land Area 0.70						Total Land Value						526,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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	1995		79		0.00	4,700
WDC	Wood Decking	L	297	20.00	1994		50		0.00	3,000
PAT2	Patio-Good	L	584	9.94	1994		75		0.00	4,200
GAR	Attached Gara	B	416	40.00	1995		79		0.00	13,000
BMT	Basement-Unfi	B	299	26.01	1995		79		0.00	9,800
UST	Utility Storage-	B	16	17.11	1995		79		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,810	1,810	1,810	254.20	460,102	
BMT	Basement Area	0	299	0	0.00	0	
GAR	Attached Garage	0	416	0	0.00	0	
PTO	Patio	0	584	0	0.00	0	
TQS	Three Quarter Story	927	1,426	927	165.25	235,643	
UST	Utility Enclosure	0	16	0	0.00	0	
WDK	Wood Deck	0	297	0	0.00	0	
Ttl Gross Liv / Lease Area		2,737	4,848	2,737		695,745	

