

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
GIANATASIO, FRANK C JR 3 KALMIA WAY CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	601,500	601,500
				6	Septic			3		RES LAND	1010	661,400	661,400
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 5 #DL 2 GIS ID F_969594_2699339						Plan Ref. Land Ct# 41567-A-2 #SR Life Estate PP STATU Assoc Pid#				Total 1,262,900 1,262,900			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GIANATASIO, FRANK C JR		33124	0343	07-31-2020		Q	I			815,000		00									
NOWAK, GREGORY W & TRAYWICK, SA		32784	0238	03-25-2020		U	I			432,000		1	2025	1010	601,500	2024	1010	569,000	2023	1010	510,100
ROY, LAURIE G		27779	0103	10-24-2013		U	I			1		1		1010	661,400		1010	504,300		1010	593,700
GRODEN, GERALD TR		27779	0098	10-24-2013		U	I			0		1									
GRODEN, EUGENE JR TR		22788	0226	03-28-2008		U	I			1		1A									
Total												1,262,900		Total		1,073,300		Total		1,103,800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2023	5C	RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)	544,600
0111						CENVIL		Appraised Xf (B) Value (Bldg)	52,400
								Appraised Ob (B) Value (Bldg)	4,500
								Appraised Land Value (Bldg)	661,400
								Special Land Value	0
								Total Appraised Parcel Value	1,262,900
								Valuation Method	C
								Total Appraised Parcel Value	1,262,900

NOTES												VISIT / CHANGE HISTORY					
												Date	Id	Type	Is	Cd	Purpost/Result
												07-28-2022	JO			16	In Office Review
												07-22-2021	BM	22		22	Change of Address
												05-27-2020	LS			FR	Field Review
												10-26-2018	RB	03		16	In Office Review
												06-01-2016	KM	02		03	Cycl Insp Comp
												08-08-2014	JR	03		16	In Office Review

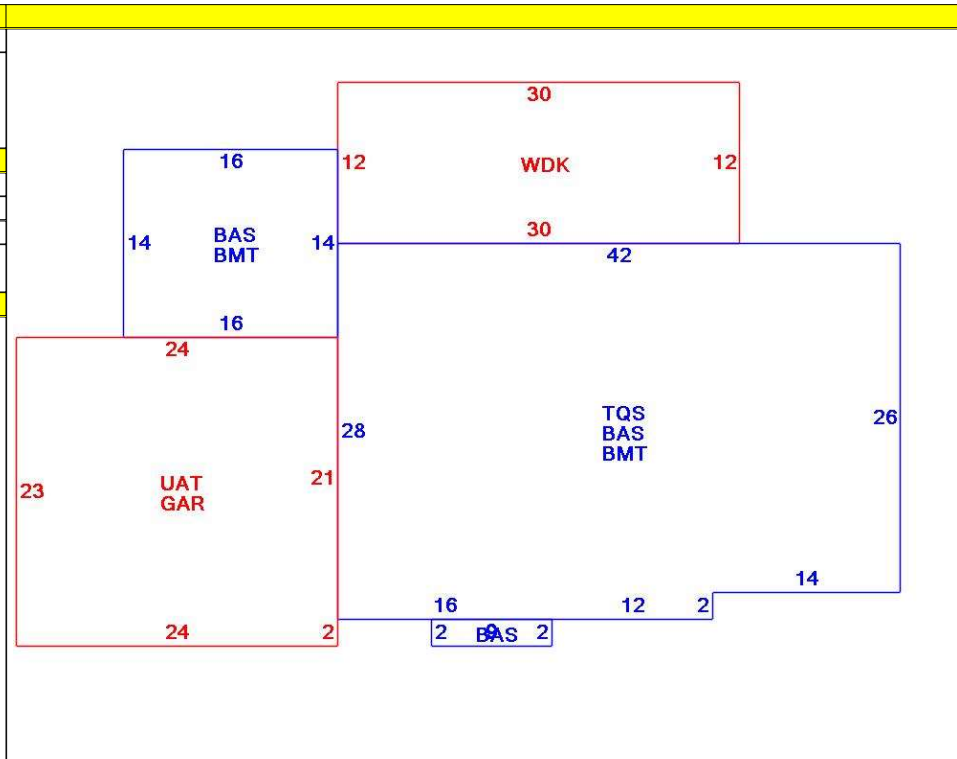
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-2 B33896	01-06-2021 08-01-1990	835 DW	Sid/Wind/Roof/ Dwelling	5,000 163,000	01-15-1992	100 100	06-30-1992	Attic Insulation and Air Sealing CE 11/2 S				07-28-2022	JO			16	In Office Review

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	0.600	AC	176,344.00	1.56266	1.0000	5	1.00	0111	4.000		1.0000	1,102,273	661,400	
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value					661,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
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	6	6 Rooms			
Bath Style					
Kitchen Style					
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	640,749
Year Built	1991
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	544,600
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	2003		85		0.00	5,100
BFA	Bsmt Fin-Avg	B	150	17.36	2003		85		0.00	2,200
WDC	Wood Decking	L	360	20.00	2001		64		0.00	4,500
GAR	Attached Gara	B	552	40.00	2003		85		0.00	16,900
BMT	Basement-Unfi	B	1,372	26.01	2003		85		0.00	28,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,390	1,390	1,390	292.45	406,500
BMT	Basement Area	0	1,372	0	0.00	0
GAR	Attached Garage	0	552	0	0.00	0
TQS	Three Quarter Story	746	1,148	746	190.04	218,165
UAT	Attic, Unfinished	0	552	55	29.14	16,085
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		2,136	5,374	2,191		640,750

