

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DONAHUE, ROBERT J & PATRICIA B 40 BAYBERRY LANE 40 BAYBERRY LANE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	337,200	337,200
			6 Septic		3	RES LAND	1010	151,900	151,900
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q YES:		Land Ct# 30545-B					
#DL 1 LOT 52		#DL 2		#SR					
GIS ID F_969074_2703424		Assoc Pid#		Life Estate					
				PP STATU					

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DONAHUE, ROBERT J & PATRICIA B		C220830	0	10-16-2019	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed			
DONAHUE, ROBERT J & PATRICIA B		C220829	0	10-16-2019	U	I	100	1F	2025	1010	337,200	2024	1010	334,900			
DONAHUE, ROBERT J & PATRICIA B TR		C219787	0	06-25-2019	Q	I	369,000	00		1010	151,900	2023	1010	295,100			
COLELLA, PETER J & KURT J & ROSSI,		D13692	0	02-27-2019	U	I	0	1F									
COLELLA, BEVERLY S		C218680	0	02-26-2019	U	I	0	1F									
Total									489,100		Total		486,800		Total		433,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				NOTES				APPRAISED VALUE SUMMARY	
Nbhd	Nbhd Name	B	Tracing	Batch					
0105				CENVIL					
Appraised Bldg. Value (Card)								277,500	
Appraised Xf (B) Value (Bldg)								52,400	
Appraised Ob (B) Value (Bldg)								7,300	
Appraised Land Value (Bldg)								151,900	
Special Land Value								0	
Total Appraised Parcel Value								489,100	
Valuation Method								C	
Total Appraised Parcel Value								489,100	

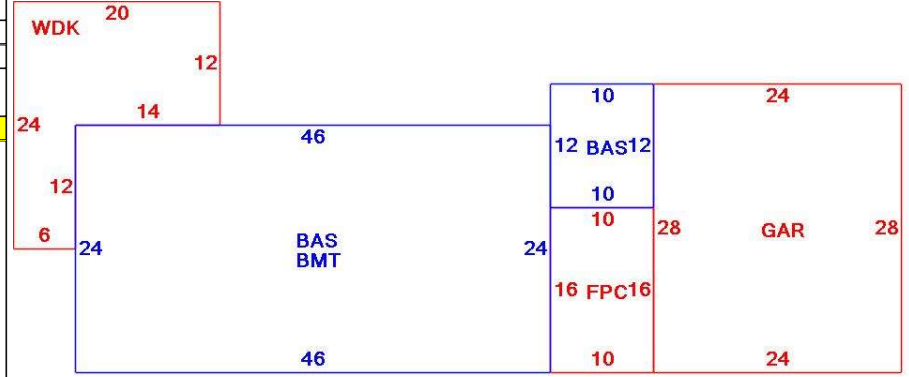
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
12458	12-01-1995	AD	Addition	21,000	01-15-1996	100	01-01-1997	CE ADD'N	03-28-2023	YB	03		16	In Office Review
									03-28-2023	LH	03		22	Change of Address
									04-21-2020	LS			FR	Field Review
									06-16-2016	KM	01		03	Cycl Insp Comp
									02-09-2010	NF	03		03	Cycl Insp Comp
									01-06-2009	PT	02		14	Cyclical Inspection
									08-08-2001	PT	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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4	151,900
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			151,900	

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					
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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	374,960
Year Built	1963
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	277,500
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
FPL1	Fireplace 1 sto	B	1	5000.00	1989		74		0.00	3,700
BFA	Bsmt Fin-Avg	B	400	17.36	1989		74		0.00	5,100
GEN	Emergency Ge	L	1	5550.00	2008		78		0.00	4,300
WDC	Wood Decking	L	300	20.00	1994		50		0.00	3,000
FOP	Open Porch-ro	B	160	55.00	1989		74		0.00	5,700
GAR	Attached Gara	B	672	40.00	1989		74		0.00	16,900
BMT	Basement-Unfi	B	1,104	26.01	1989		74		0.00	21,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,224	1,224	1,224	306.34	374,960
BMT	Basement Area	0	1,104	0	0.00	0
FPC	Open Porch Conc. Floor	0	160	0	0.00	0
GAR	Attached Garage	0	672	0	0.00	0
WDC	Wood Deck	0	312	0	0.00	0
Ttl Gross Liv / Lease Area		1,224	3,472	1,224		374,960

