Property Location 49 WHITE OAK TRAIL | Map ID 191/ 043/ / / | Bldg Name | State Use 1010
Vision ID 13370 | Account # 114432 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 9:13:00 P

CURRENT OWNER

CASH, AUDREY R & ERIC W

49 WHITE OAK TRAIL

CENTERVILLE MA 02632

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	
	4 Gas		
	6 Septic		3

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	32373-E (SH 2)
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 20	PP STATU	
#DL 2			
GIS ID	F_968659_2706156	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	273,500	273,500
RES LAND	1010	156,500	156,500
	Total	430,000	430,000

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
CASH, AUDREY R & ERIC W	C197459	0	06-22-2012	U	I	1	1F
DIBBERN, AUDREY R & CASH, ERIC W	C152102	0	02-23-1999	Q	I	115,000	00
MURRAY, MABEL E	C140603	0	05-15-1996	U	I	1	A
MURRAY, M EDWARD& MABEL E	C75512	0	09-14-1978	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	273,500	2024	1010	267,800	2023	1010	234,600
	1010	156,500		1010	156,500		1010	142,300
	Total	430,000		Total	424,300		Total	376,900

EXEMPTIONS

Year	Code	Description	Amount
2010	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	232,700
Appraised Xf (B) Value (Bldg)	38,700
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	156,500
Special Land Value	0
Total Appraised Parcel Value	430,000
Valuation Method	C
Total Appraised Parcel Value	430,000

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				CENVIL

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
EXPR-22-1	10-12-2022	835	Sid/Wind/Roof/	9,998		100		Rip of existing roof. Install Tim

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-27-2020	LS			FR	Field Review
03-16-2018	KM	06		03	Cycl Insp Comp
01-11-2011	NF	03		03	Cycl Insp Comp
01-23-2009	PT	02		14	Cyclical Inspection
01-05-2000	PT	01		00	Meas/Listed-Interior Acces
09-15-1989	ML	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	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0105	1.000			1.0000	326,042.4	156,500

Total Card Land Units	0.48	AC	Parcel Total Land Area	0.48	Total Land Value	156,500

Property Location	49 WHITE OAK TRAIL		Map ID	191/ 043/ / /		Bldg Name	State Use 1010
Vision ID 13370		Account # 114432		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12/19/2024 9:13:01 P

CONSTRUCTION DETAIL

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	11	Clapboard
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	05	Hot Water
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	1	
Half Baths	0	
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	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

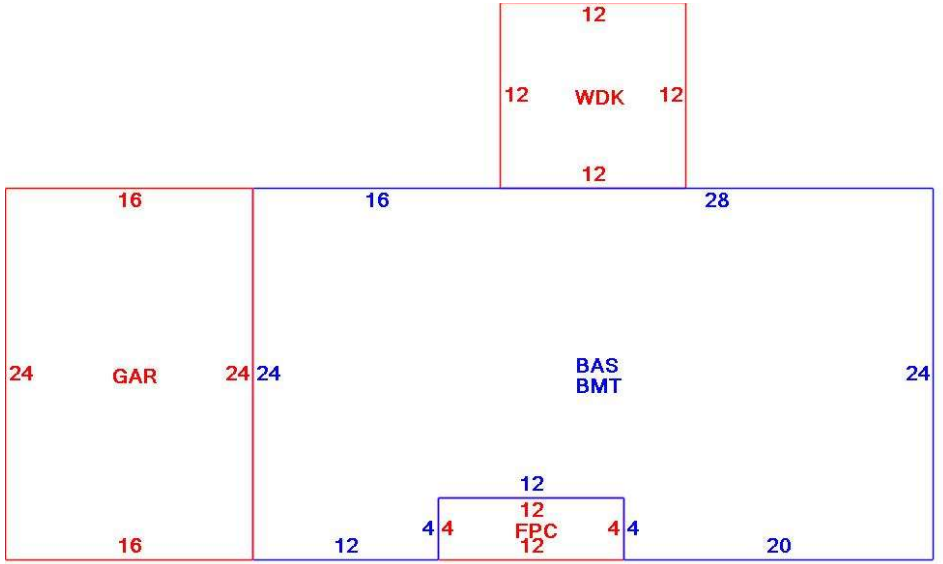
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	302,168
Year Built	1969
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	232,700
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	1992		77		0.00	3,900
WDC	Wood Decking	L	144	20.00	1995		52		0.00	2,100
FOPC	Open Prch-roo	B	48	55.00	1992		77		0.00	2,200
GAR	Attached Gara	B	384	40.00	1992		77		0.00	12,000
BMT	Basement-Unfi	B	1,008	26.01	1992		77		0.00	20,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	299.77	302,168
BMT	Basement Area	0	1,008	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
WDK	Wood Deck	0	144	0	0.00	0
	Ttl Gross Liv / Lease Area	1,008	2,592	1,008		302,168