

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MANUELIAN, ANASTIA & ALEXANDE 762 SHOOTFLYING HILL ROAD CENTERVILLE MA 02632		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	433,800	433,800
			2 Public Water		3	RES LAND	1010	165,300	165,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_969905_2707937				Plan Ref. 115/61 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 599,100 599,100			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MANUELIAN, ANASTIA & ALEXANDER		33160	0159	08-12-2020	U	I	409,000	1	Year	Code	Assessed	Year	Code	Assessed
MARCHETTI, CARL M ESTATE OF		BA20P00	0	11-17-2019	U	I	0	1F	2025	1010	433,800	2024	1010	430,600
MARCHETTI, CARL M		5393	0260	11-15-1986	Q	I	123,000	U		1010	165,300		1010	165,300
MORAHAN, EDMUND L JREDAL		4206	0131	08-15-1984	Q	I	68,000	U						
BLOMSTEN, HILJA M		2801	0104	10-13-1978	U		0		Total 599,100 595,900 520,600					

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	383,000
Appraised Xf (B) Value (Bldg)	46,900
Appraised Ob (B) Value (Bldg)	3,900
Appraised Land Value (Bldg)	165,300
Special Land Value	0
Total Appraised Parcel Value	599,100
Valuation Method	C
Total Appraised Parcel Value	599,100

NOTES							

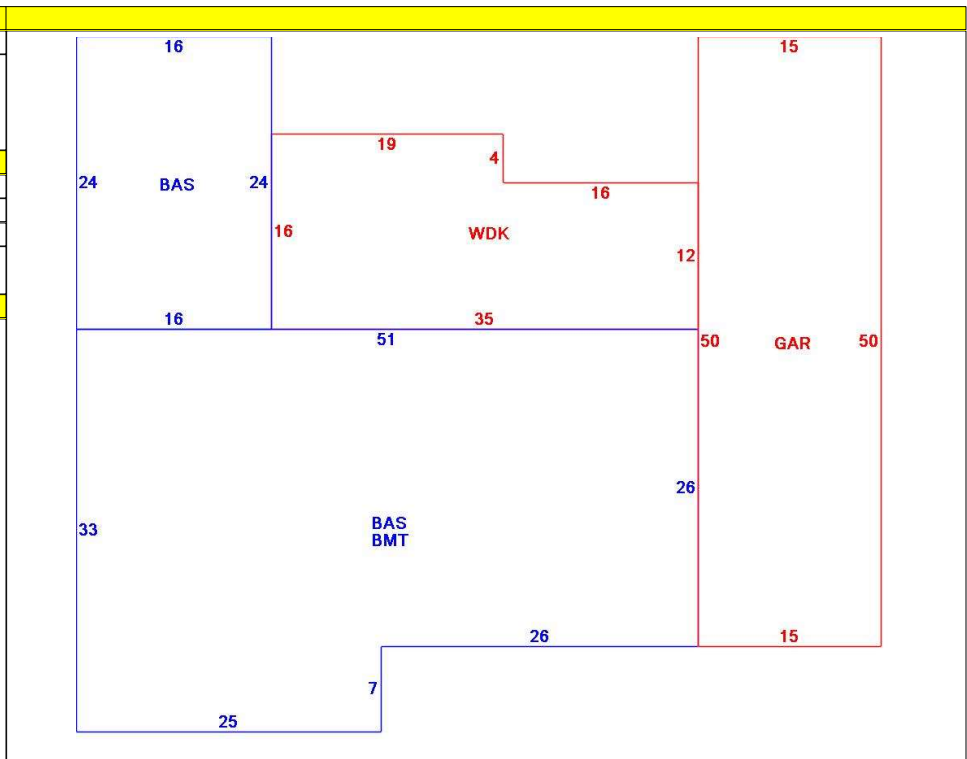
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-20-36	01-03-2021	839	Solar Panel-Re	7,510	04-05-2021	100	06-30-2022	Install of roof mounted PV sola	07-13-2022	CK	03		02	Bldg Permit Completed
201006448	12-17-2010	AD	Addition	12,000	03-27-2013	0		EXPIRED 25X15 ATT GAR	04-22-2020	LS			FR	Field Review
36715	02-25-1999	AD	Addition	21,120	01-01-2000	100	01-01-2000	BEDROOM	04-19-2013	RB	03		02	Bldg Permit Completed
35253	12-08-1998	AD	Addition	4,000	01-01-2000	100	01-01-2000	GARAGE	01-18-2011	RB	03		16	In Office Review
									11-20-2000	MF	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	RD-	3	0.600	AC	176,344.00	1.56266	1.0000	5	1.00	0105	1.000		1.0000	275,572.7
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value			165,300

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	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	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	531,947
Year Built	1956
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	383,000
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	1986		72		0.00	3,600
WDC	Wood Deck w/	L	496	18.00	1992		46		0.00	3,900
GAR	Attached Gara	B	750	40.00	1986		72		0.00	17,800
BMT	Basement-Unfi	B	1,501	26.01	1986		72		0.00	25,500
SOL1	Solar PV Pane	B	38	860.00	1986		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,885	1,885	1,885	282.20	531,947
BMT	Basement Area	0	1,501	0	0.00	0
GAR	Attached Garage	0	750	0	0.00	0
WDC	Wood Deck	0	496	0	0.00	0
Ttl Gross Liv / Lease Area		1,885	4,632	1,885		531,947

