

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
CELLI, CHRISTOPHER & NICOLAS, K 27 WINDLASS LANE CENTERVILLE MA 02632	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	456,700	456,700		
		6 Septic			3	RES LAND	1010	152,600	152,600		
SUPPLEMENTAL DATA						Total				609,300	609,300
Alt Prcl ID		Split Zonin		Plan Ref. 236/127							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 5				#SR							
#DL 2				Life Estate							
GIS ID F_968117_2707360				PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CELLI, CHRISTOPHER & NICOLAS, KAT	33557	0286	12-09-2020	Q	I	405,000	00	Year	Code	Assessed	Year	Code	Assessed	
CONNOLLY, PATRICIA & MCCARTHY, MA	23706	0106	05-15-2009	U	I	10,000	1A	2025	1010	456,700	2024	1010	452,300	
MCCARTHY, MARY C ET AL	20941	0120	04-26-2006	Q	I	350,000	00		1010	152,600		1010	152,600	
NICKERSON, ROBERT A & LAURA TRS	14448	0020	11-15-2001	Q	I	285,000	00							
OLIVA, NICHOLAS F & MELANIE M	7918	0072	03-15-1992	U	I	1	1A							
Total								609,300	Total		604,900	Total		526,300

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int						
Total			0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105			CENVIL		Appraised Bldg. Value (Card)	411,800	
					Appraised Xf (B) Value (Bldg)	40,700	
					Appraised Ob (B) Value (Bldg)	4,200	
					Appraised Land Value (Bldg)	152,600	
					Special Land Value	0	
					Total Appraised Parcel Value	609,300	
					Valuation Method	C	
					Total Appraised Parcel Value	609,300	

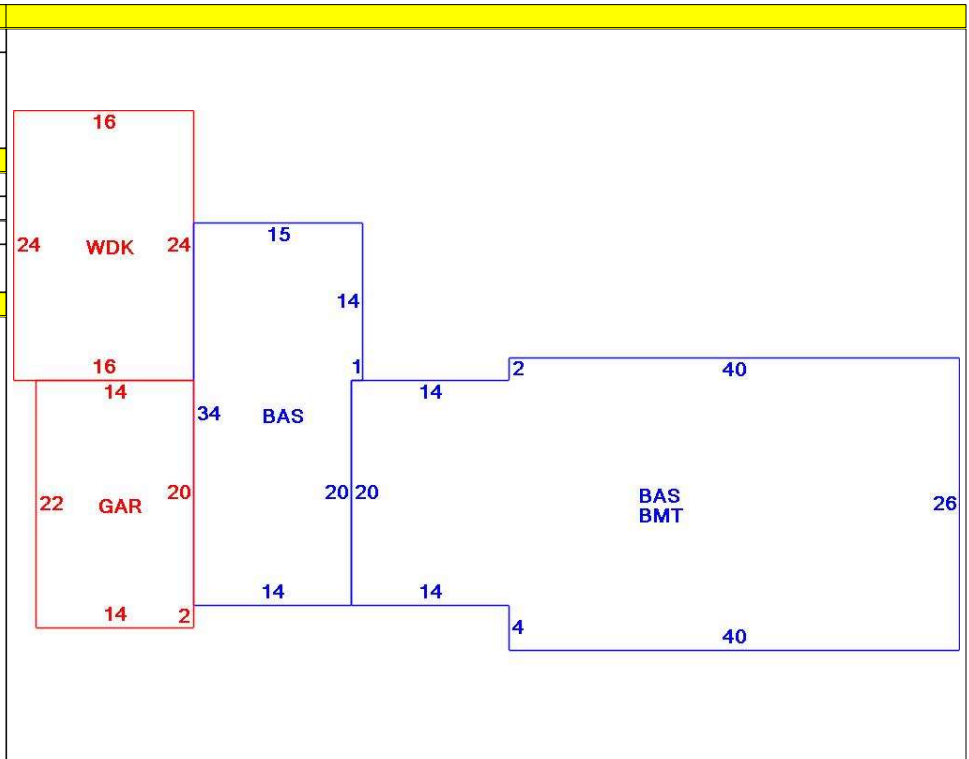
NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-9	07-05-2022	835	Sid/Wind/Roof/	10,000		100		strip and re-roof dwelling	04-17-2020	LS			FR	Field Review	
EXPR-21-6	04-08-2021	835	Sid/Wind/Roof/	5,179		100		Insulation and Weatherization	03-21-2018	KM	01		03	Cycl Insp Comp	
B35062	05-01-1992	WD	Wood Deck	1,500	01-15-1993	100		CE DECK	04-04-2011	RB	03		03	Cycl Insp Comp	
									06-29-2010	TP	03		16	In Office Review	
									02-04-2009	PT	02		14	Cyclical Inspection	
									08-08-2006	JK	22		22	Change of Address	
									01-27-2000	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	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0105	1.000		1.0000	423,825.1	152,600
Total Card Land Units					0.36	AC	Parcel Total Land Area					0.36	Total Land Value				152,600

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	25	Vinyl Siding			
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					
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	08	Mixed			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	514,746
Year Built	1977
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	411,800
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	1996		80		0.00	4,000
WDC	Wood Decking	L	384	20.00	1997		56		0.00	4,200
GAR	Attached Gara	B	308	40.00	1996		80		0.00	10,900
BMT	Basement-Unfi	B	1,320	26.01	1996		80		0.00	25,800

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	284.39	514,746
BMT	Basement Area	0	1,320	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDC	Wood Deck	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		1,810	3,822	1,810		514,746

