

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
CUSTODIO, YEVGENIYA 49 PATRIOT WAY CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION	
		4	Gas							RESIDNTL	1010	285,800	285,800		
		6	Septic					3		RES LAND	1010	153,200	153,200		
SUPPLEMENTAL DATA										Total				439,000	439,000
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 6 #DL 2 GIS ID F_967511_2707956						Plan Ref. 327/26 Land Ct# #SR Life Estate PP STATU Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
CUSTODIO, YEVGENIYA FISCHER, JAY A FISCHER, ALBERT J & JAY A		36111	76	11-30-2023		Q	I	435,000		00	Year				Code	Assessed	Year	Code	Assessed
		20812	0028	03-10-2006		U	I	100		1A	2025	1010	285,800	2024	1010	267,700	2023	1010	240,500
		2963	0056	08-06-1979		U		0				1010	153,200			153,200		1010	139,300
Total										439,000		Total		420,900		Total		379,800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2025	N5C	NO RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B	Tracing	Batch					
0105					CENVIL					
NOTES								Appraised Bldg. Value (Card)	256,000	
								Appraised Xf (B) Value (Bldg)	28,300	
								Appraised Ob (B) Value (Bldg)	1,500	
								Appraised Land Value (Bldg)	153,200	
								Special Land Value	0	
								Total Appraised Parcel Value	439,000	
								Valuation Method	C	
								Total Appraised Parcel Value	439,000	

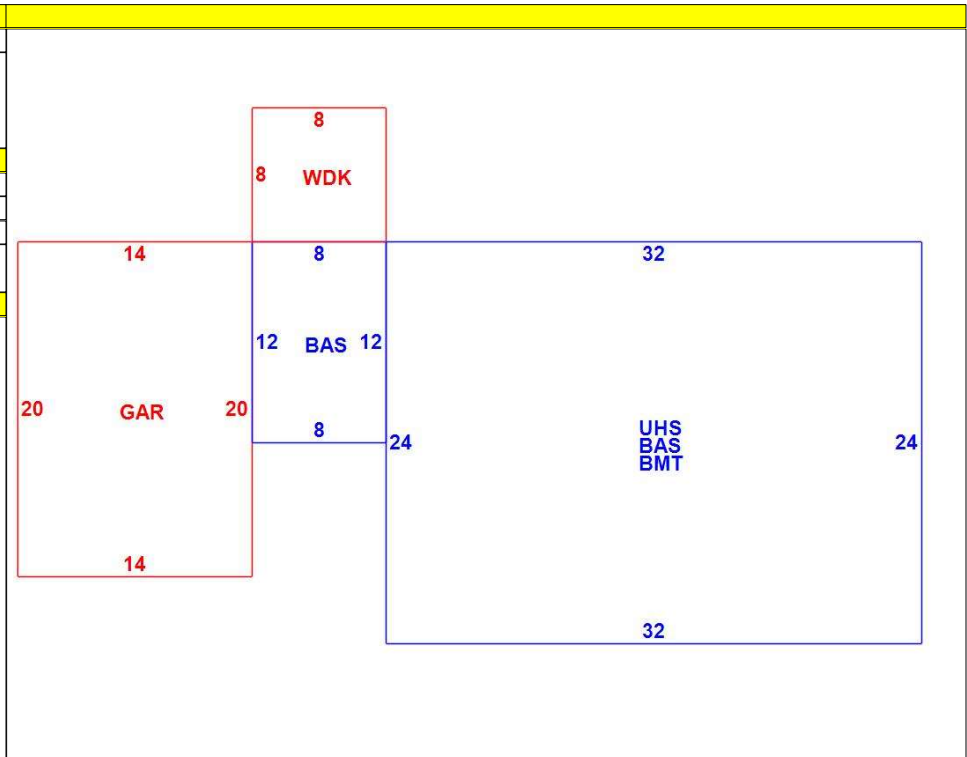
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-23-16 B30164	07-10-2024 11-01-1986	862 AD	Addition	50,000 10,000	01-15-1987	0 100		Adding Family apartment to th CE GARAGE	06-30-2024 02-17-2021 04-27-2020 01-22-2014 02-06-2009	TR SR LS JR PT	03 02 03 02		16 03 FR 16 14	In Office Review Cycl Insp Comp Field Review In Office Review Cyclical Inspection	

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	0.380 AC	176,344.00	2.28665	1.0000	5	1.00	0105	1.000		1.0000	403,245.8	153,200	
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value					153,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
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					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
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	10	1 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	316,024
Year Built	1979
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	256,000
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
GAR	Attached Gara	B	280	40.00	1997		81		0.00	10,300
BMT	Basement-Unfi	B	768	26.01	1997		81		0.00	18,000
WDC	Wood Decking	L	64	20.00	1997		46		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	288.87	249,584
BMT	Basement Area	0	768	0	0.00	0
GAR	Attached Garage	0	280	0	0.00	0
UHS	Half Story, Unfinished	0	768	230	86.51	66,440
WDC	Wood Deck	0	64	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,744	1,094		316,024

