

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
ROSSI, NATHANIEL F & SARAH A  30 OXNER ROAD  CENTERVILLE MA 02632		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	478,200	478,200
				6	Septic				3	RES LAND	1010	152,200	152,200
SUPPLEMENTAL DATA										Total			
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 31 #DL 2 GIS ID F_968658_2709363				Plan Ref. 277/98 Land Ct# #SR Life Estate PP STATU Assoc Pid#				630,400 630,400			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
ROSSI, NATHANIEL F & SARAH A		29604	0048	04-26-2016		Q	I			330,000	00	Year Code Assessed Year Code Assessed V Year Code Assessed								
CAMPBELL, SUZANNE R		27734	0349	10-03-2013		U	I			1	1F	2025	1010	478,200	2024	1010	452,800	2023	1010	402,400
CAMPBELL, NEIL P & SUZANNE R		16973	0167	05-23-2003		Q	I			325,000	00		1010	152,200		1010	152,200		1010	138,400
SODERBERG, RUSSELL E & JANE M		15456	0315	08-09-2002		Q	I			285,000	00	Total 630,400 Total 605,000 Total 540,800								
ARCHIBALD, LILLIAN G TR		11130	0214	12-22-1997		U	I			0	1A									

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2018	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			CENVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	425,000
Appraised Xf (B) Value (Bldg)	52,500
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	152,200
Special Land Value	0
Total Appraised Parcel Value	630,400
Valuation Method	C
Total Appraised Parcel Value	630,400

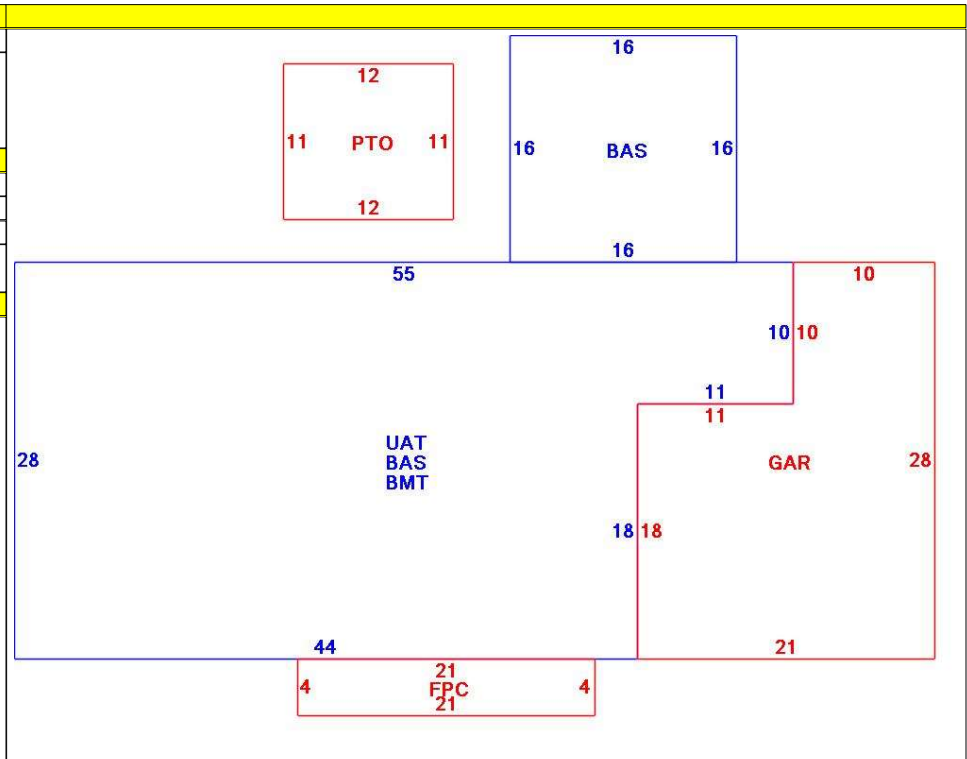
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-2520	09-07-2016	822	Insulation	1,400		100		weatherization	04-17-2020	LS			FR	Field Review
201505110	08-11-2015	NR	New Roof	6,000	06-30-2016	100	06-30-2016	RE-ROOF STRIPPING OLD S	02-10-2020	CK	02		03	Cycl Insp Comp
									02-06-2018	LH	03		16	In Office Review
									02-05-2018	GC	03		16	In Office Review
									07-28-2009	PT	02		14	Cyclical Inspection
									11-25-2003	PT	01		00	Meas/Listed-Interior Acces
									11-22-2002	PT	02		01	Meas/Est

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	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			152,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Sidin			
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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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	482,899
Year Built	1978
Effective Year Built	2009
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	425,000
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	2007		88		0.00	4,400
PAT1	Patio- Average	L	132	5.89	1997		78		0.00	700
FOPC	Open Prch-roo	B	84	55.00	2007		88		0.00	3,600
GAR	Attached Gara	B	478	40.00	2007		88		0.00	15,800
BMT	Basement-Unfi	B	1,342	26.01	2007		88		0.00	28,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,598	1,598	1,598	278.81	445,538
BMT	Basement Area	0	1,342	0	0.00	0
FPC	Open Porch Conc. Floor	0	84	0	0.00	0
GAR	Attached Garage	0	478	0	0.00	0
PTO	Patio	0	132	0	0.00	0
UAT	Attic, Unfinished	0	1,342	134	27.84	37,361
Ttl Gross Liv / Lease Area		1,598	4,976	1,732		482,899

