

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MANGANELLO, JAMES A & ROSEMA ANDOVER REALTY TRUST 20 QUIET WAY						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
CENTERVILLE MA 02632					3	RESIDNTL	1010	673,800	673,800	
<b>SUPPLEMENTAL DATA</b>								254,900	254,900	<b>VISION</b>
Alt Prcl ID				Plan Ref. 126/11, 151/103		Total		928,700	928,700	
Split Zonin RD-1;RC				Land Ct#						
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 LOTS B & UN				PP STATU						
#DL 2				Assoc Pid#						
GIS ID F_972343_2700486										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANGANELLO, JAMES A & ROSEMARIE	22265	0340	08-15-2007	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
MANGANELLO, JAMES A & ROSEMARIE	15262	0263	06-14-2002	U	I	1	1F	2025	1010	673,800	2024	1010	628,100
MANGANELLO, JAMES A & ROSEMARIE	9948	0274	11-15-1995	Q	I	82,500	00		1010	254,900	2023	1010	542,600
CAULFIELD, WILLIAM P	8284	0138	11-15-1992	Q	I	85,000	00	Total		928,700	Total		883,000
ANDREWS, THOMAS E	4529	0231	05-13-1985	U	I	1	1F	Total		794,800	Total		794,800

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			CENVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			613,400
Appraised Xf (B) Value (Bldg)			54,500
Appraised Ob (B) Value (Bldg)			5,900
Appraised Land Value (Bldg)			254,900
Special Land Value			0
Total Appraised Parcel Value			928,700
Valuation Method			C
Total Appraised Parcel Value			928,700

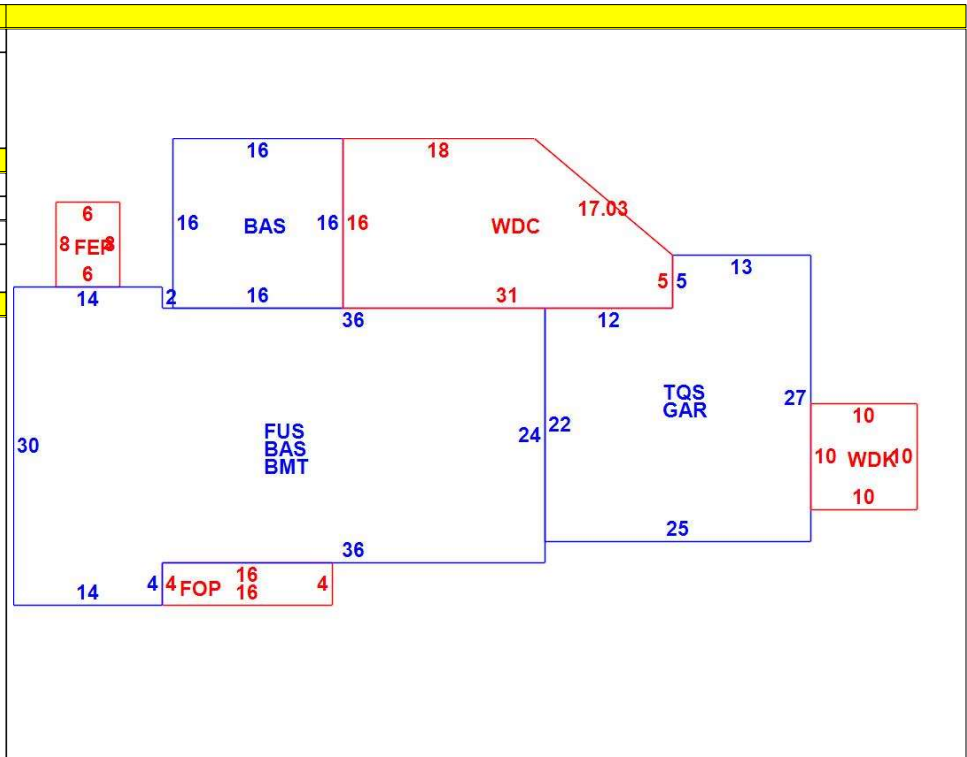
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
80452	11-05-2004	AD	Addition	452,000	07-09-2007	100	06-30-2008	ADD 2ND FL, DECK, FAMRM,	03-30-2021	SR	02		03	Cycl Insp Comp
									06-05-2020	LS			FR	Field Review
									03-15-2019	CK	22		22	Change of Address
									10-26-2018	RB	03		16	In Office Review
									03-27-2012	DR	03		16	In Office Review
									04-22-2008	NF	03		16	In Office Review
									07-09-2007	NF	04		44	Drive by inspection only

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	SPLI	3	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0108	1.700		1.0000	910,446.4	254,900
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			254,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	13				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		757,253
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		613,400
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
FPLG	Gas Fireplace-	B	2	2500.00	1997		81		0.00	4,100
WDC	Wood Deck w/	L	424	18.00	1998		58		0.00	4,200
FOP	Open Porch-ro	B	64	55.00	1997		81		0.00	3,300
GAR	Attached Gara	B	615	40.00	1997		81		0.00	17,300
BMT	Basement-Unfi	B	1,284	26.01	1997		81		0.00	25,600
FEP	Enclosed porc	B	48	70.00	1997		81		0.00	4,200
WDC	Wood Decking	L	100	20.00	1998		48		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	234.88	361,715
BMT	Basement Area	0	1,284	0	0.00	0
FEP	Enclosed Porch	0	48	0	0.00	0
FOP	Open Porch	0	64	0	0.00	0
FUS	Upper Story	1,284	1,284	1,284	234.88	301,586
GAR	Attached Garage	0	615	0	0.00	0
TQS	Three Quarter Story	400	615	400	152.77	93,952
WDC	WDC	0	425	0	0.00	0
WDK	Wood Deck	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		3,224	5,975	3,224		757,253

