

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
GERAGHTY, BRIAN M & KATHLEEN F 138 PHEASANT WAY CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	549,800	549,800		
			6 Septic		3	RES LAND	1010	254,400	254,400		
SUPPLEMENTAL DATA						Total				804,200	804,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_973077_2699238				Plan Ref. 195/1 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)								
GERAGHTY, BRIAN M & KATHLEEN F		13523 0050	01-30-2001	U	I	110,500	1A	Year	Code	Assessed	Year	Code	Assessed			
FLANAGAN, MARY PATRICIA TR		8359 0057	12-15-1992	U	V	1	A	2025	1010	549,800	2024	1010	520,200			
FLANAGAN, MARY PATRICIA		4168 0153	07-15-1984	U	V	25,000	Z		1010	254,400	2023	1010	462,100			
WENGER, ROBERT J		4117 0151	05-15-1984	U	V	19,500	Z									
JUCENAS, ANTHONY		1692 0176	07-24-1972	U		0										
Total								804,200		Total		774,600		Total		713,800

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	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0108				CENVIL				
NOTES				Appraised Bldg. Value (Card) 489,800				
				Appraised Xf (B) Value (Bldg) 51,300				
				Appraised Ob (B) Value (Bldg) 8,700				
				Appraised Land Value (Bldg) 254,400				
				Special Land Value 0				
				Total Appraised Parcel Value 804,200				
				Valuation Method C				
				Total Appraised Parcel Value 804,200				

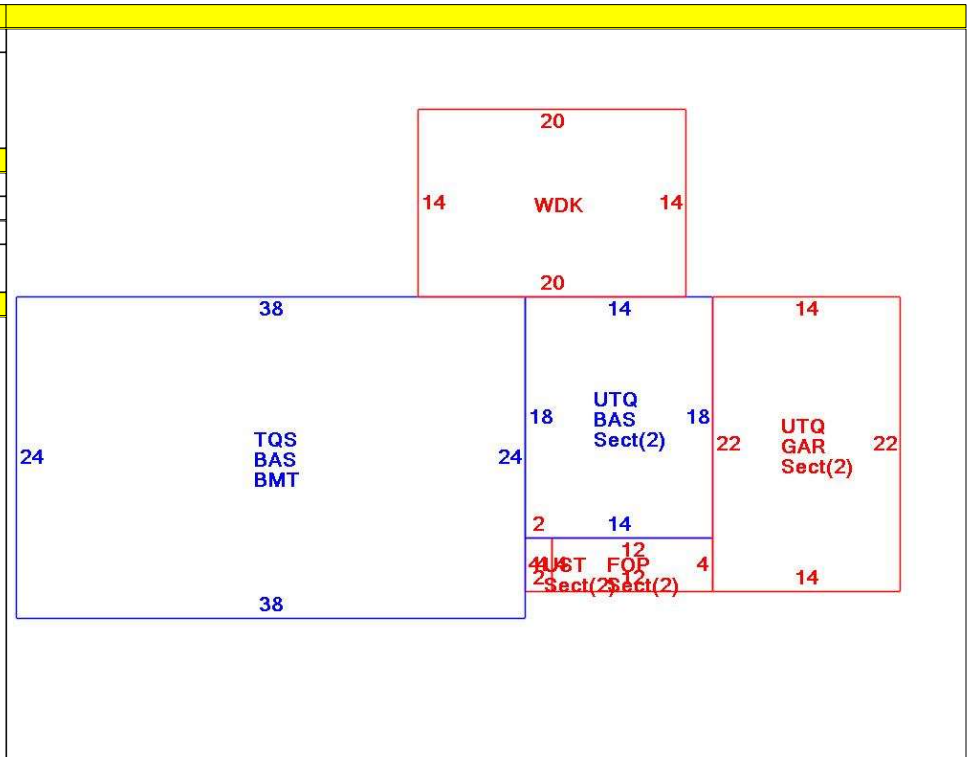
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-2361	08-11-2017	809	Deck	5,000	04-17-2018	100	06-30-2018	308 Sqft deck	07-11-2024	EG	03		16	In Office Review
201205702	10-09-2012	AD	Addition	60,000	04-03-2013	100	06-30-2013	GAR 14X22 UNFINISHED AB	06-05-2020	LS			FR	Field Review
201202707	05-22-2012	OT	Other	1,010	06-30-2012	100	06-30-2012	ATTIC HATCH 2" RIGID FOA	07-13-2018	SR	01		02	Bldg Permit Completed
200902649	06-30-2009	FB	Finish Basemen	3,000	10-01-2009	100	06-30-2011	PLAYRM & WORK AREA	04-22-2013	RB	03		02	Bldg Permit Completed
86441	08-25-2005	OB	Out Building		10-12-2005	100	01-01-2006	10 X 12 SHED	01-24-2011	NF	03		02	Bldg Permit Completed
79891	10-14-2004	RE	Remodel	100,000	10-12-2005	100	01-01-2006	ADD 2ND FL	09-15-2009	PT	02		14	Cyclical Inspection
									12-06-2005	MF	02		02	Bldg Permit Completed

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	0.270 AC	176,344.00	3.14262	1.0000	5	1.00	0108	1.700		1.0000	942,117.8	254,400
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			254,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	25	Vinyl Siding			
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	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	9				
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		570,393
			Year Built		1984
			Effective Year Built		2002
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		17
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		83
			RCNLD		489,800
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		83		0.00	5,000
WDC	Deck composit	L	280	24.00	2017		96		0.00	6,600
BFA	Bsmt Fin-Avg	B	656	17.36	2000		83		0.00	9,500
BMT	Basement-Unfi	B	912	26.01	2000		83		0.00	20,700
SHED	Shed	L	120	18.00	2017		96		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	280.02	255,375
BMT	Basement Area	0	912	0	0.00	0
TQS	Three Quarter Story	593	912	593	182.07	166,049
WDK	Wood Deck	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		1,505	3,016	1,505		421,424



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
GERAGHTY, BRIAN M & KATHLEEN F 138 PHEASANT WAY CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDENTL	1010	549,800	549,800	
			6 Septic		3	RES LAND	1010	254,400	254,400	
SUPPLEMENTAL DATA						Total				804,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_973077_2699238				Plan Ref. 195/1 Land Ct# #SR Life Estate PP STATU Assoc Pid#						804,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GERAGHTY, BRIAN M & KATHLEEN F		13523 0050	01-30-2001	U	I	110,500	1A	Year	Code	Assessed	Year	Code	Assessed	
FLANAGAN, MARY PATRICIA TR		8359 0057	12-15-1992	U	V	1	A	2025	1010	549,800	2024	1010	520,200	
FLANAGAN, MARY PATRICIA		4168 0153	07-15-1984	U	V	25,000	Z		1010	254,400	2023	1010	462,100	
WENGER, ROBERT J		4117 0151	05-15-1984	U	V	19,500	Z							
JUCENAS, ANTHONY		1692 0176	07-24-1972	U		0								
Total								804,200	Total		774,600	Total		713,800

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	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0108				CENVIL				
NOTES				Appraised Bldg. Value (Card)				489,800
				Appraised Xf (B) Value (Bldg)				51,300
				Appraised Ob (B) Value (Bldg)				8,700
				Appraised Land Value (Bldg)				254,400
				Special Land Value				0
				Total Appraised Parcel Value				804,200
				Valuation Method				C
				Total Appraised Parcel Value				804,200

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
17-2361	08-11-2017	809	Deck	5,000	04-17-2018	100	06-30-2018	308 Sqft deck	07-11-2024	EG	03		16	In Office Review
201205702	10-09-2012	AD	Addition	60,000	04-03-2013	100	06-30-2013	GAR 14X22 UNFINISHED AB	06-05-2020	LS			FR	Field Review
201202707	05-22-2012	OT	Other	1,010	06-30-2012	100	06-30-2012	ATTIC HATCH 2" RIGID FOA	07-13-2018	SR	01		02	Bldg Permit Completed
200902649	06-30-2009	FB	Finish Basemen	3,000	10-01-2009	100	06-30-2011	PLAYRM & WORK AREA	04-22-2013	RB	03		02	Bldg Permit Completed
86441	08-25-2005	OB	Out Building		10-12-2005	100	01-01-2006	10 X 12 SHED	01-24-2011	NF	03		02	Bldg Permit Completed
79891	10-14-2004	RE	Remodel	100,000	10-12-2005	100	01-01-2006	ADD 2ND FL	09-15-2009	PT	02		14	Cyclical Inspection
									12-06-2005	MF	02		02	Bldg Permit Completed

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	0.270 AC	176,344.00	3.14262	1.0000	5	1.00	0108	1.700		1.0000	942,117.8	254,400
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			254,400

