

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
LYNCH, CARROLL 4 VALLEY AVENUE CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved	1	Water View	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 507,300 678,600	Assessed 507,300 678,600		
		3	Public Sewer												
		4	Gas			3									
		SUPPLEMENTAL DATA													
Alt Prcl ID				Split Zonin		Plan Ref. 67/125									
BID Parcel				ResExpt Q		Life Estate		CARROLL LYNCH							
#DL 1				PT LOT 155; LOT 156		PP STATU									
#DL 2															
GIS ID				F_975069_2696234		Assoc Pid#									
										Total		1,185,900		1,185,900	

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LYNCH, CARROLL		36388	137	05-29-2024		U	I			10	1F												
LYNCH, CARROLL		36129	105	12-11-2023		U	I			10	1F	2025	1010	507,300	2024	1010	507,300	2023	1010	429,800			
LYNCH, EDWARD JR & CARROLL		23932	34	07-31-2009		U	I			1	1F		1010	678,600		1010	678,600		1010	616,900			
LYNCH, EDWARD JR & CARROLL TRS		17984	265	12-01-2003		U	I			1	1F												
LYNCH, EDWARD JR & CARROLL		17984	0246	11-30-2003		U	I			1	1A												
												Total		1,185,900		Total		1,185,900		Total		1,046,700	

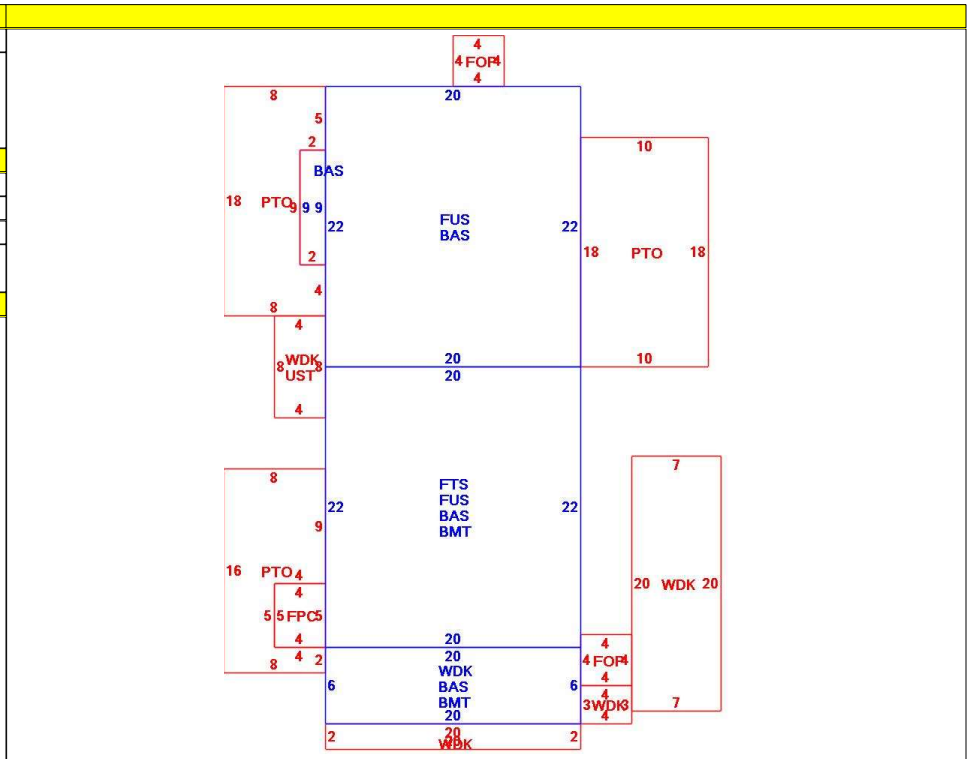
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2025	N5C	NO RESIDENTIAL EXEMPTION																	
			Total																
			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY															
Nbhd	Nbhd Name		B	Tracing		Batch													
0114						CENVIL													
NOTES				Appraised Bldg. Value (Card) 478,900															
				Appraised Xf (B) Value (Bldg) 23,400															
				Appraised Ob (B) Value (Bldg) 5,000															
				Appraised Land Value (Bldg) 678,600															
				Special Land Value 0															
				Total Appraised Parcel Value 1,185,900															
				Valuation Method C															
				Total Appraised Parcel Value 1,185,900															

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
EXPR-21-6	04-20-2021	835	Sid/Wind/Roof/	6,521		100		replacing 1 window		05-30-2024	AG	03		16	In Office Review
B37247	11-01-1994	AD	Addition	6,000	01-15-1996	100		CE REBUIL		05-18-2020	WD			FR	Field Review
B37094	10-01-1994	AD	Addition	30,000	01-15-1996	100		CE FOUND		02-01-2018	SR	01		03	Cycl Insp Comp

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	CBD	3	0.050	AC	176,344.00	11.8400	1.0000	5	1.00	0114	6.500			1.0000	13,571.48	678,600
Total Card Land Units					0.05	AC	Parcel Total Land Area					0.05	Total Land Value					678,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
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	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	31	3 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		656,040
			Year Built		1919
			Effective Year Built		1989
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		478,900
			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
FPL3	Fireplace 2 sto	B	1	7000.00	1984		73		0.00	5,100
BGAR	Bsmt Garage	B	1	2326.00	1984		73		0.00	1,700
WDC	Wood Decking	L	344	20.00	1986		34		0.00	2,300
PAT2	Patio-Good	L	414	9.94	1986		67		0.00	2,700
FOP	Open Porch-ro	B	32	55.00	1984		73		0.00	1,800
UST	Utility Storage-	B	32	17.11	1984		73		0.00	400
BMT	Basement-Unfi	B	560	26.01	1984		73		0.00	13,300
FOPC	Open Prch-roo	B	20	55.00	1984		73		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,018	1,018	1,018	280.60	285,650
BMT	Basement Area	0	560	0	0.00	0
FOP	Open Porch	0	32	0	0.00	0
FPC	Open Porch Conc. Floor	0	20	0	0.00	0
FTS	Finished Third Story	440	440	440	280.60	123,464
FUS	Upper Story	880	880	880	280.60	246,927
PTO	Patio	0	414	0	0.00	0
UST	Utility Enclosure	0	32	0	0.00	0
WDK	Wood Deck	0	344	0	0.00	0
Ttl Gross Liv / Lease Area		2,338	3,740	2,338		656,041

