

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
WILSON, KEVIN JOHN & KERRY LYN 76 HEADWATERS ROAD CENTERVILLE MA 02632		2	Above Street	2	Public Water	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 476,200 217,700	Assessed 476,200 217,700
		4	Gas										
		6	Septic				3						
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 8 #DL 2 GIS ID F_976206_2699754					Plan Ref. 240/123 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total 693,900 693,900			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
WILSON, KEVIN JOHN & KERRY LYNNE		35061	336	04-20-2022		Q	I	743,000		00		Year	Code	Assessed	Year	Code	Assessed
THORP, WILLIAM A JR		31429	0201	07-27-2018		Q	I	342,000		00		2025	1010	476,200	2024	1010	409,400
CROSS, ROBERT F III ESTATE OF		26900	0237	11-30-2012		U	I	0		1			1010	217,700		1010	217,700
CROSS, ROBERT F III		23968	0040	08-17-2009		U	I	1		1A							
CROSS, ROBERT F III		23960	0100	08-12-2009		U	I	0		1							
Total												693,900	Total	627,100	Total	465,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	447,500
0107						CENVIL		Appraised Xf (B) Value (Bldg)	26,400
								Appraised Ob (B) Value (Bldg)	2,300
								Appraised Land Value (Bldg)	217,700
								Special Land Value	0
								Total Appraised Parcel Value	693,900
								Valuation Method	C
								Total Appraised Parcel Value	693,900

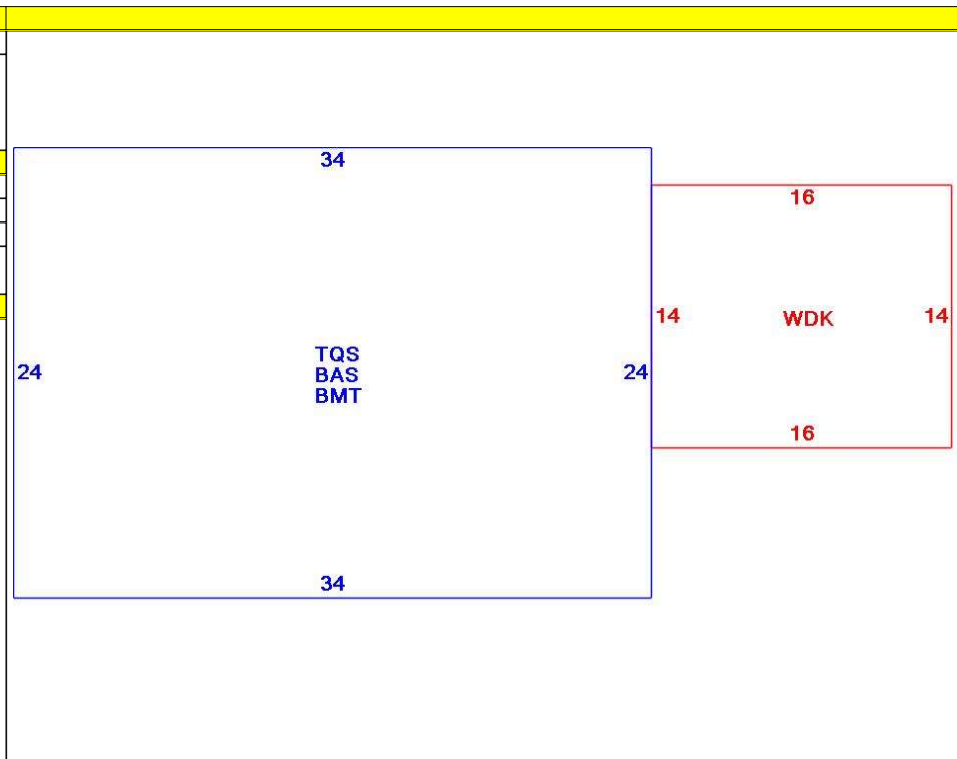
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-868	03-19-2019	833	Shd-Res-under	0	09-19-2019	0		EXPIRED - 8x10 shed	07-08-2020	SR	01		02	Bldg Permit Completed
18-3596	10-31-2018	822	Insulation	5,000	06-30-2019	100	06-30-2019	Add 340 sq ft of R-37 cellulose	06-01-2020	DM			FR	Field Review
16-2388	08-18-2016	835	Sid/Wind/Roof/	43,200	06-30-2017	100	06-30-2017	reroof stripping old shingles. re	09-20-2019	SR	02		13	CALL BACK
									02-14-2017	KM	02		03	Cycl Insp Comp
									02-13-2014	JR	03		16	In Office Review
									11-01-2001	PT	01		00	Meas/Listed-Interior Acces

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	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0107	1.400		1.0000	483,852.6	217,700
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value				217,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.75	1 3/4 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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	491,743
Year Built	1964
Effective Year Built	2012
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	447,500
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	1995		91		0.00	5,500
WDC	Wood Deck w/	L	224	18.00	1994		50		0.00	2,300
BMT	Basement-Unfi	B	816	26.01	1995		91		0.00	20,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	365.34	298,115
BMT	Basement Area	0	816	0	0.00	0
TQS	Three Quarter Story	530	816	530	237.29	193,628
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,346	2,672	1,346		491,743

