

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
ROSARIO, CHRISTOPHER M & COFR 402 PHINNEY'S LANE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	322,000	322,000		
			6 Septic		3	RES LAND	1010	156,200	156,200		
SUPPLEMENTAL DATA						Total				478,200	478,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 36 #DL 2 GIS ID F_974860_2703408				Plan Ref. 395/91 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)								
ROSARIO, CHRISTOPHER M & COFRAN,		28479 0275	10-31-2014	Q	I	279,000	00	Year	Code	Assessed	Year	Code	Assessed			
COGSWELL, JOSEPH E & CARAL		18532 0155	04-30-2004	Q	I	264,500	00	2025	1010	322,000	2024	1010	305,300			
PRIORITY ONE PROPERTIES LLC		18330 0078	03-17-2004	U	I	100	1B		1010	156,200		1010	156,200			
SCHNEIDER, DANIEL TR		18196 0325	02-06-2004	U	I	195,000	1									
HAYWARD, BRUCE A & ANN M		10935 0092	09-05-1997	U	I	137,821	1E									
Total								478,200		Total		461,500		Total		414,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2017	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

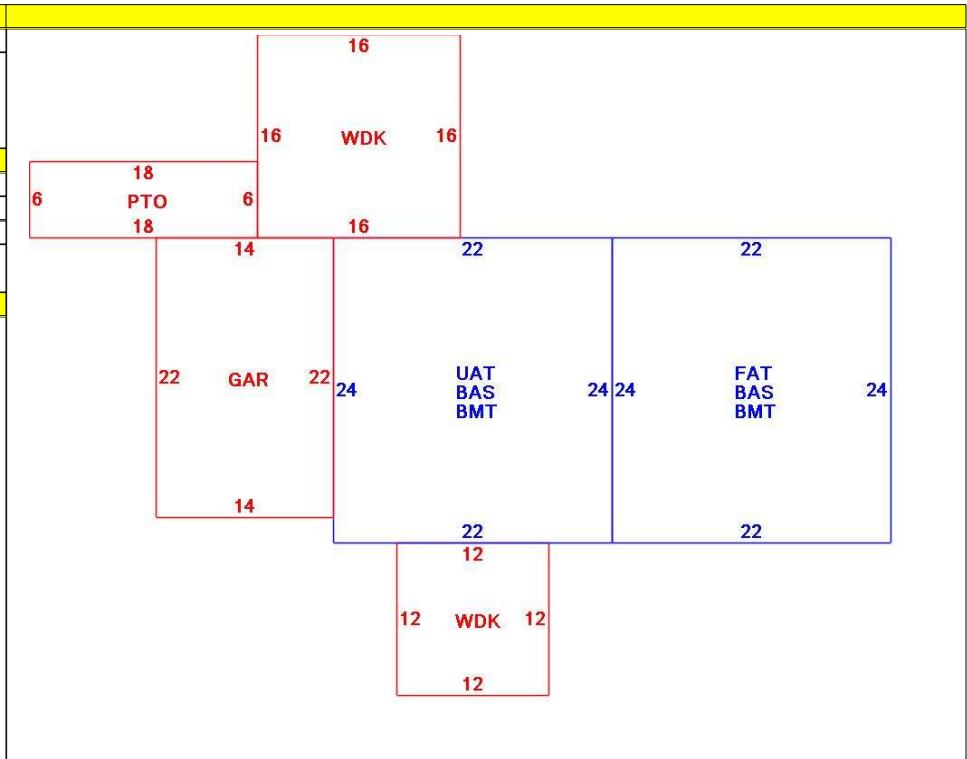
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				CENVIL	Appraised Bldg. Value (Card)	279,900	
					Appraised Xf (B) Value (Bldg)	34,200	
					Appraised Ob (B) Value (Bldg)	7,900	
					Appraised Land Value (Bldg)	156,200	
					Special Land Value	0	
					Total Appraised Parcel Value	478,200	
					Valuation Method	C	
					Total Appraised Parcel Value	478,200	

NOTES								VISIT / CHANGE HISTORY							
								Date	Id	Type	Is	Cd	Purpost/Result		
								04-17-2020	WD			FR	Field Review		
								05-17-2017	SR	02		03	Cycl Insp Comp		
								07-28-2016	GC	03		16	In Office Review		
								01-30-2014	JR	03		16	In Office Review		
								07-29-2004	PT	02		01	Meas/Est		
								11-20-2000	PT	01		00	Meas/Listed-Interior Acces		
								08-15-1986	HM						

BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
17-1790	09-29-2017	835	Sid/Wind/Roof/	13,832		100		Replacement Windows (4) Do	04-17-2020	WD			FR	Field Review		
16-577	03-29-2016	839	Solar Panel-Re	19,000	08-11-2016	100	06-30-2017	Install Solar Panels on roof wit	05-17-2017	SR	02		03	Cycl Insp Comp		
B28531	10-01-1985	DW	Dwelling	0	01-15-1986	100	12-31-1986	CE 1.5 ST	07-28-2016	GC	03		16	In Office Review		

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	RD-	3	0.470 AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	156,200
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			156,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.4				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
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	Ownr 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		337,249
			Year Built		1985
			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		279,900
			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
WDC	Wood Decking	L	256	20.00	1999		60		0.00	3,300
GAR	Attached Gara	B	308	40.00	2000		83		0.00	11,300
BMT	Basement-Unfi	B	1,056	26.01	2000		83		0.00	22,900
SOL1	Solar PV Pane	B	30	860.00	2000		0		0.00	0
PAT1	Patio- Average	L	108	5.89	1999		80		0.00	600
WDC	Wood Decking	L	144	20.00	2019		100		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	283.88	299,777
BMT	Basement Area	0	1,056	0	0.00	0
FAT	Attic, Finished	79	528	79	42.47	22,427
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	108	0	0.00	0
UAT	Attic, Unfinished	0	528	53	28.50	15,046
WDK	Wood Deck	0	400	0	0.00	0
Ttl Gross Liv / Lease Area		1,135	3,984	1,188		337,250

