

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
BEDNARK, THOMAS A & CHRISTINE PLEASANT PINES REALTY TRUST 56 PLEASANT PINES AVENUE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 375,500 179,600	Assessed 375,500 179,600	
			4 Gas							
			6 Septic		3					
SUPPLEMENTAL DATA						Total 555,100 555,100				
Alt Prcl ID		Split Zonin		Plan Ref. 172/51						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1 LOT 43		#DL 2		Life Estate						
GIS ID F_975033_2710780		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BEDNARK, THOMAS A & CHRISTINE C T		31726 0161	12-14-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BEDNARK, THOMAS A & CHRISTINE C		9095 0330	03-15-1994	U	I	1	A	2025	1010	375,500	2024	1010	363,400	2023	1010	333,000
BEDNARK, THOMAS A		2091 0305	09-05-1974	U		0			1010	179,600		1010	179,600		1010	177,500
Total								555,100		Total		543,000		Total		510,500

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106			CENVIL		Appraised Bldg. Value (Card)	283,400	
					Appraised Xf (B) Value (Bldg)	31,700	
					Appraised Ob (B) Value (Bldg)	60,400	
					Appraised Land Value (Bldg)	179,600	
					Special Land Value	0	
					Total Appraised Parcel Value	555,100	
					Valuation Method	C	
					Total Appraised Parcel Value	555,100	

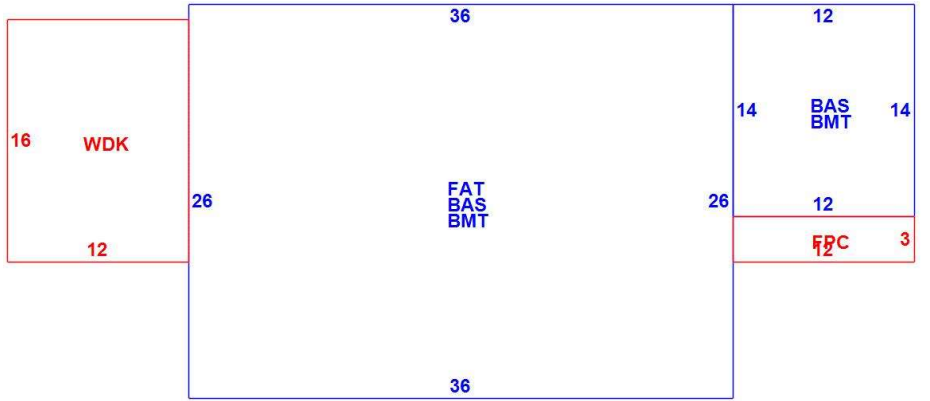
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-21-55	05-06-2021	809	Deck	5,000	10-18-2021	100	06-30-2022	construct new deck, add exteri	09-15-2022	SR	02		02	Bldg Permit Completed
32235	07-20-1998	NR	New Roof	3,700	01-01-1999	100			10-18-2021	SR	02		03	Cycl Insp Comp
B31177	09-01-1987	AD	Addition	3,000	01-15-1988	100		CE ADD'N	04-29-2020	WD			FR	Field Review
									08-09-2010	NF	03		02	Bldg Permit Completed
									04-20-2010	MK	02		52	New Construction
									03-17-2010	TR	03		16	In Office Review
									02-03-2010	DR	03		16	In Office Review

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	RD-	3	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0106	1.150		1.0000	382,137.4	179,600
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			179,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.15	1 Story w/FAT			
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	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 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		349,863
Year Built		1981
Effective Year Built		2000
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		19
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		81
RCNLD		283,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		81		0.00	4,100
FGR6	Gar w/Lft Avg	L	1,066	60.00	1988		64	C	1.00	40,900
BFA	Bsmt Fin-Avg	B	200	17.36	1998		81		0.00	2,800
BMT	Basement-Unfi	B	1,104	26.01	1998		81		0.00	23,000
FOPC	Open Prch-roo	B	36	55.00	1998		81		0.00	1,800
FGR2	Garage- Avg-	L	420	50.00	1988		64	C	1.00	13,400
WDC	Deck comp w	L	192	28.00	2021		94		0.00	6,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	281.24	310,489
BMT	Basement Area	0	1,104	0	0.00	0
FAT	Attic, Finished	140	936	140	42.07	39,374
	Open Porch Conc. Floor	0	36	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,244	3,372	1,244		349,863

