

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
FLYNN, WILLIAM G & MARGARET D 320 RIVERVIEW LANE CENTERVILLE MA 02632		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	429,800	429,800
				2	Public Water			2		RES LAND	1010	159,600	159,600
SUPPLEMENTAL DATA										Total		589,400	589,400
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_944009_2701475				Plan Ref. 279/17 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)									
FLYNN, WILLIAM G & MARGARET D		6654	0323	03-15-1989		U	I			90,000		1L		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
NADZEIKA, LAWRENCE M TR		5282	0119	09-15-1986		U	V			210,000		N		2025	1010	429,800	2024	1010	403,200	2023	1010	363,900	
JEBB, WILLIAM T JR		4488	0114	04-15-1985		U	V			60,000		N			1010	159,600		1010	159,600		1010	145,100	
ANCTIL, LAURENT R		4424	0072	02-15-1985		U	V			28,000		N											
BUREAU, ROBERT F		4377	0056	01-15-1985		U	V			33,000		N											
										Total		589,400		Total		562,800	Total		509,000				

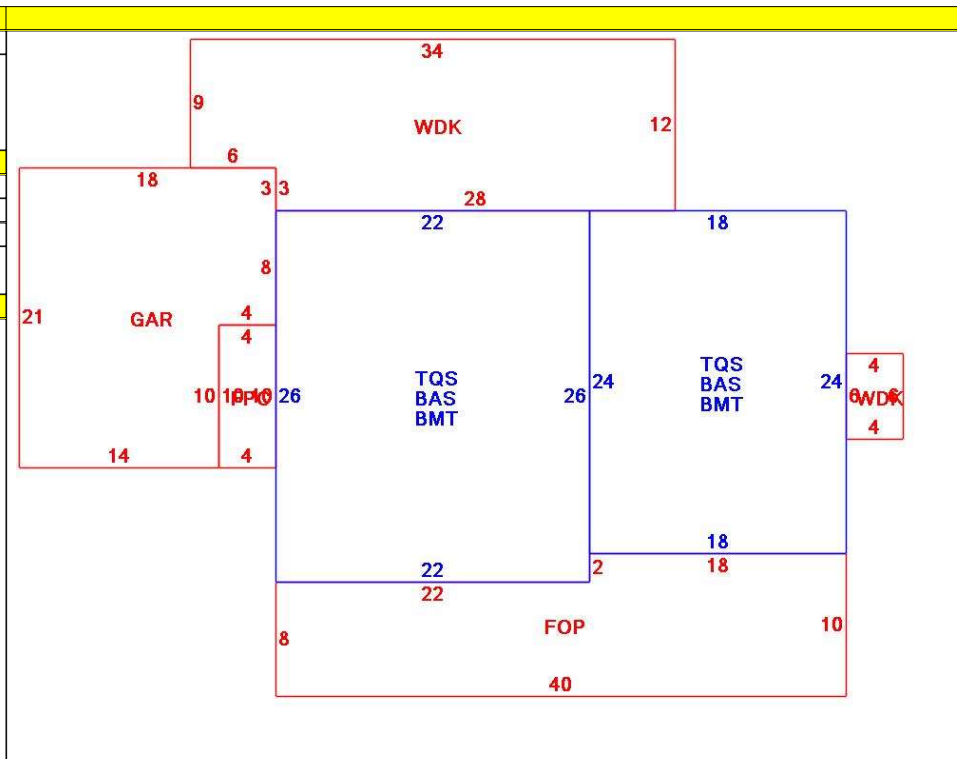
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total	0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method	
0105				COTUIT	369,400	55,500	4,900	159,600	0	589,400	C	
				Total Appraised Parcel Value				589,400				

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	
79588	09-24-2004	NW	New Windows	5,000	01-13-2005	100	01-01-2005		05-20-2020	LS				FR	Field Review
45184	04-03-2000	AD	Addition	7,000	12-16-2000	100	01-01-2001		03-30-2017	SR	01			03	Cycl Insp Comp
B31384	11-01-1987	DW	Dwelling	60,000	01-15-1990	100	12-31-1990	CO 11/2 S	02-16-2017	TR	03			16	In Office Review
									04-22-2015	AL	22			22	Change of Address
									04-09-2014	JR	03			16	In Office Review
									09-10-2009	NF	03			16	In Office Review
									04-28-2005	PT	02			01	Meas/Est

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	RF	2	0.530	AC	176,344.00	1.70777	1.0000	5	1.00	0105	1.000		1.0000	301,160.2	159,600	
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value					159,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	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	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
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		439,768
			Year Built		1987
			Effective Year Built		2003
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		369,400
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2001		84		0.00	5,000
WDC	Wood Decking	L	414	20.00	2000		62		0.00	4,900
FOP	Open Porch-ro	B	356	55.00	2001		84		0.00	11,700
GAR	Attached Gara	B	338	40.00	2001		84		0.00	12,200
BMT	Basement-Unfi	B	1,004	26.01	2001		84		0.00	22,400
FOPC	Open Prch-roo	B	40	55.00	2001		84		0.00	2,100
FPLG	Gas Fireplace-	B	1	2500.00	2001		84		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,004	1,004	1,004	265.40	266,462
BMT	Basement Area	0	1,004	0	0.00	0
FOP	Open Porch	0	356	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
GAR	Attached Garage	0	338	0	0.00	0
TQS	Three Quarter Story	653	1,004	653	172.62	173,306
WDK	Wood Deck	0	414	0	0.00	0
Ttl Gross Liv / Lease Area		1,657	4,160	1,657		439,768

