

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
DA SILVA, VANDERLUCIO P 614 PHINNEYS LANE CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	300,100	300,100
		6	Septic					3		RES LAND	1010	159,600	159,600
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_976757_2704387					Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total 459,700 459,700			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
DA SILVA, VANDERLUCIO P		34321	345	07-23-2021		Q	I			470,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RALEIGH, MICHAEL D		24841	0333	09-20-2010		U	I			174,900		1S		2025	1010	300,100	2024	1010	300,100	2023	1010	257,000
ASTORIA FEDERAL SAVINGS & LOAN		24267	0053	12-29-2009		U	I			200,000		1L			1010	159,600		1010	159,600		1010	145,100
FURTADO, MARK		17604	0096	09-08-2003		Q	I			265,000		00		Total 459,700 459,700 459,700 402,100								
VANKLEEF, LAWRENCE W & JULIE M		11539	0336	06-30-1998		Q	I			110,000		00										

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										
0105				CENVIL	Appraised Bldg. Value (Card) 266,700									
					Appraised Xf (B) Value (Bldg) 31,000									
					Appraised Ob (B) Value (Bldg) 2,400									
					Appraised Land Value (Bldg) 159,600									
					Special Land Value 0									
					Total Appraised Parcel Value 459,700									
					Valuation Method C									
					Total Appraised Parcel Value 459,700									

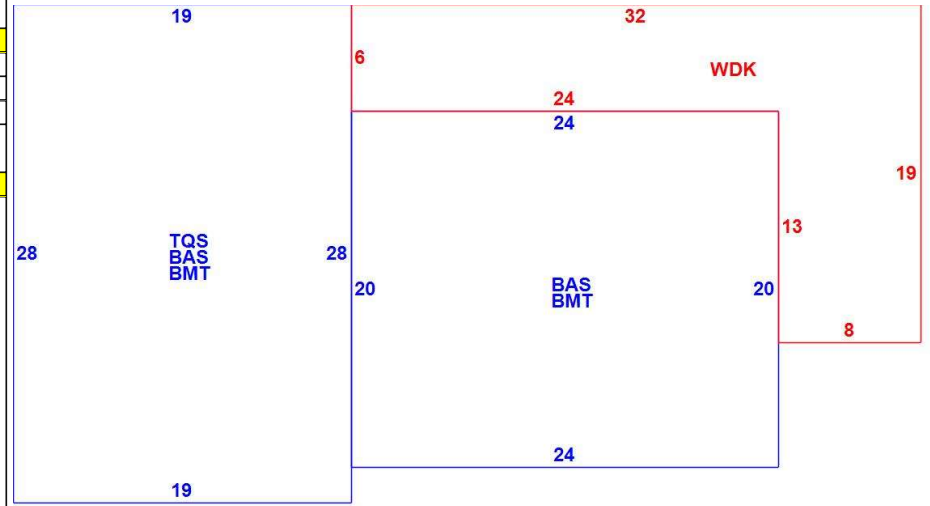
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-57	05-31-2022	839	Solar Panel-Re	32,000	10-11-2022	100	10-11-2022	Roof mounted pv solar panels-	05-08-2023	JO	03		02	Bldg Permit Completed
BLDR-21-94	07-19-2021	804	Addn Alt-Res	100	06-30-2022	100	06-30-2022	Remove 2 doors to open hous	06-30-2022	TR	03		16	In Office Review
201505723	09-03-2015	NR	New Roof	4,800	06-30-2016	100	06-30-2016	REROOF (HURRICANE NAIL	10-26-2021	SR	02		03	Cycl Insp Comp
201203016	06-19-2012	OT	Other	100	06-30-2013	100	06-30-2013	AMNESTY APT -REMOV 2ND	04-17-2020	WD			FR	Field Review
91152	03-30-2006	OT	Other	0	04-27-2006	100	06-30-2008	FAILED-EXIST APT	07-30-2008	NF	03		16	In Office Review
32500	01-01-1999	AD	Addition	4,000	01-01-1999	100	06-30-1999	DORMER	01-26-2004	PT	01		00	Meas/Listed-Interior Acces
B34247	04-01-1991	AD	Addition	30,000	01-15-1992	100	06-30-1992	CE ADD'N						

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	0.530	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	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
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	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	386,555
Year Built	1940
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	266,700
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	1979		69		0.00	3,500
BFA1	Bsmt Fin-Goo	B	400	32.56	1979		69		0.00	9,000
WDC	Wood Decking	L	296	20.00	1989		40		0.00	2,400
BMT	Basement-Unfi	B	1,012	26.01	1979		69		0.00	18,500
SOL2	Solar PV Pane	B	32	725.00			0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,012	1,012	1,012	284.65	288,066
BMT	Basement Area	0	1,012	0	0.00	0
TQS	Three Quarter Story	346	532	346	185.13	98,489
WDK	Wood Deck	0	296	0	0.00	0
Ttl Gross Liv / Lease Area		1,358	2,852	1,358		386,555

