

State Use 1010
Print Date 12/20/2024 11:33:34

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																													
GOULET, MICHAEL RAYMOND & LAU 34 ANGUS WAY CENTERVILLE MA 02632				1	Level	2	Public Water	1	Paved			Description		Code	Assessed		Assessed																								
						4	Gas			RESIDNTL		1010	449,700		449,700																										
						6	Septic			3		RES LAND		1010	212,700		212,700																								
				SUPPLEMENTAL DATA																																					
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 50 #DL 2 GIS ID F_977537_2706138						Plan Ref. 134/113 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		662,400		662,400																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)																												
GOULET, MICHAEL RAYMOND & LAURE CALLAHAN, THOMAS P & MICHAEL J TR CALLAHAN, ANN L TR CALLAHAN, ANN CALLAHAN, ANN & LILLIS, STEPHEN J				35932	211	08-10-2023	Q	I	670,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed																					
				35924	108	10-26-2022	U	I	0		1F	2025	1010	449,700	2024	1010	444,800	2023	1010	380,000																					
				35276	124	07-28-2022	U	I	1		1F		1010	212,700		1010	212,700		1010	193,400																					
				35276	122	07-28-2022	U	I	1		1F																														
				24598	0043	06-04-2010	U	I	0		1	Total		662,400		Total		657,500		Total		573,400																			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																													
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 413,100 Appraised Xf (B) Value (Bldg) 32,400 Appraised Ob (B) Value (Bldg) 4,200 Appraised Land Value (Bldg) 212,700 Special Land Value 0 Total Appraised Parcel Value 662,400 Valuation Method C Total Appraised Parcel Value 662,400																										
Total				0.00																																					
ASSESSING NEIGHBORHOOD																																									
Nbhd		Nbhd Name		B		Tracing		Batch																																	
0107								CENVIL																																	
NOTES																																									
																		Total Appraised Parcel Value						662,400																	
																		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								
																		20900215	01-26-2009	RE	Remodel	120,000	09-28-2009	100	06-30-2010	INT RENO'S		02-08-2022	BM	22		22	Change of Address								
																												04-21-2020	WD			FR	Field Review								
										03-01-2018	SR	02		03	Cycl Insp Comp																										
										12-28-2010	DR	22		22	Change of Address																										
										06-03-2010	PT	04		44	Drive by inspection only																										
										01-28-2010	NF	03		02	Bldg Permit Completed																										
										09-28-2009	MK	02		52	New Construction																										
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	0.340	AC 176,344.00	2.53383	1.0000	5	1.00	0107	1.400				1.0000	625,562.7	212,700																							
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value					212,700																							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	01	Ranch									
Model	01	Residential									
Grade:	C	Average									
Stories	1	1 Story									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
RooF Structure	03	Gable/Hip							B		S
RooF Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description			Factor%
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2	12	Hardwood				Building Value New			497,659		
Heat Fuel	03	Gas				Year Built			1984		
Heat Type	04	Hot Air				Effective Year Built			2002		
AC Type	03	Central				Depreciation Code			A		
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	0					Depreciation %			17		
Extra Fixtures						Functional Obsol			0		
Total Rooms	5	5 Rooms				External Obsol			0		
Bath Style						Trend Factor			1		
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good			83		
Accessory Apt	01	Poured Conc.				RCNLD			413,100		
Foundation Alt						Dep % Ovr					
Rms Prts	20	2 Full-0 Half				Dep Ovr Comment					
Bath Split						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	2000		83		0.00	4,200	
WDC	Wood Decking	L	224	20.00	1999		60		0.00	3,000	
PAT1	Patio- Average	L	242	5.89	1999		80		0.00	1,200	
BMT	Basement-Unfi	B	1,352	26.01	2000		83		0.00	27,300	
FOPC	Open Prch-roo	B	12	55.00	2000		83		0.00	900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			1,736	1,736	1,736	286.67	497,659			
BMT	Basement Area			0	1,352	0	0.00	0			
FPC	Open Porch Conc. Floor			0	12	0	0.00	0			
PTO	Patio			0	242	0	0.00	0			
WDK	Wood Deck			0	224	0	0.00	0			
Ttl Gross Liv / Lease Area				1,736	3,566	1,736		497,659			