

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARNEIRO, PAULO & MENDES, IVAN 49 HUCKINS NECK ROAD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	396,000	396,000
			6 Septic		3	RES LAND	1010	172,100	172,100
SUPPLEMENTAL DATA						Total 568,100 568,100			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 20239-C					
#DL 1 LOT 196		#DL 2		#SR					
GIS ID F_977685_2706917				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)							
CARNEIRO, PAULO & MENDES, IVANIA		C233598	0	08-02-2023	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed	
DRACMA INVESTMENTS LLC		C230087	0	05-27-2022	Q	I	431,000	00	2025	1010	396,000	2024	1010	272,000	
MCMAHON, ROBERT P & CAROL J		C95876	0	03-30-1984	Q	I	65,000	U		1010	172,100	2023	1010	235,700	
HORSLEY, ALBERT E & DORA E		C34723	0	04-01-1965	U		0						1010	170,000	
Total										568,100		Total	444,100	Total	405,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

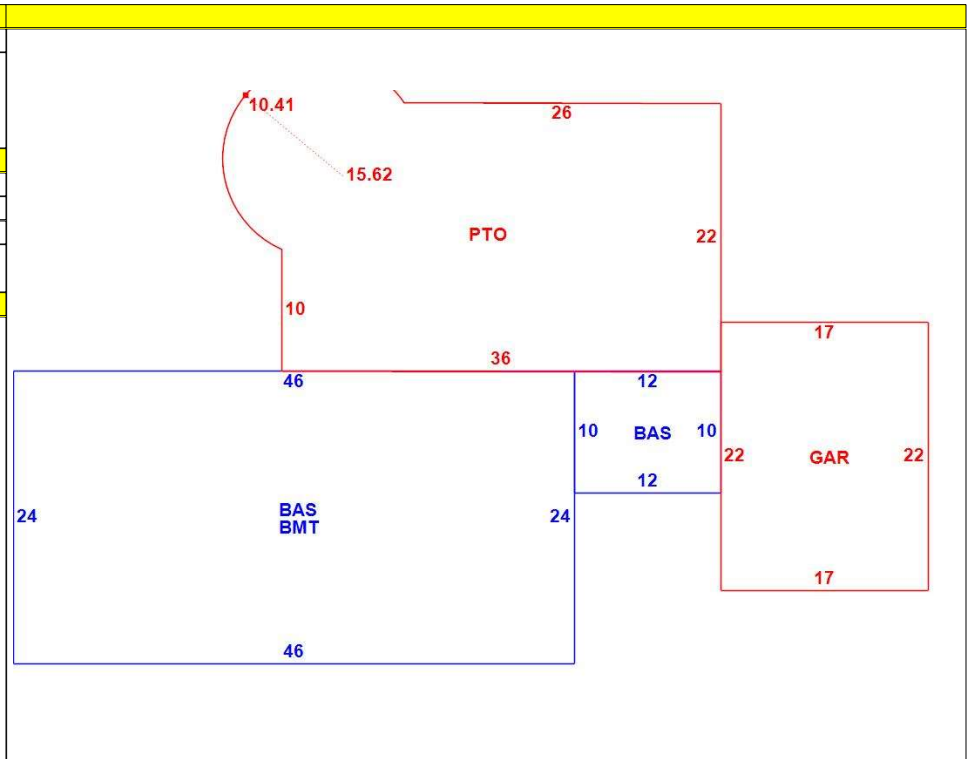
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	334,100
Appraised Xf (B) Value (Bldg)	48,000
Appraised Ob (B) Value (Bldg)	13,900
Appraised Land Value (Bldg)	172,100
Special Land Value	0
Total Appraised Parcel Value	568,100
Valuation Method	C
Total Appraised Parcel Value	568,100

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-24-98	01-29-2024	804	Addn Alt-Res	3,000	06-30-2024	100	06-30-2024	The following works will be do	02-07-2024	SR	01	1	03	Cycl Insp Comp
EXPR-24-7	01-28-2024	835	Sid/Wind/Roof/	3,400	06-30-2024	100	06-30-2024	Retrofit insulation and weathery	04-21-2020	WD			FR	Field Review
SHED-23-1	11-02-2023	863	Shed Registrati	0	02-07-2024	100	02-07-2024		11-13-2019	CK	03		16	In Office Review
EXPR-22-11	09-09-2022	835	Sid/Wind/Roof/	32,100	06-30-2023	100	06-30-2023	Replace 23 squares of roof usi	01-20-2017	KM	02		03	Cycl Insp Comp
201203459	06-19-2012	IN	Insulation	3,200	06-30-2012	100	06-30-2012	INSULATE-AIR SEAL	08-06-2015	JR	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	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0106	1.150		1.0000	637,307.2	172,100
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			172,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Ttp	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			412,456		
Year Built			1958		
Effective Year Built			1999		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			19		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			81		
RCNLD			334,100		
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	1987		81		0.00	4,100
GAR	Attached Gara	B	374	40.00	1987		81		0.00	12,500
BMT	Basement-Unfi	B	1,104	26.01	1987		81		0.00	23,000
BFA	Bsmt Fin-Avg	B	600	17.36			81		0.00	8,400
PAT2	Patio-Good	L	873	9.94	2024		100		0.00	7,900
PAT2	Patio-Good	L	121	9.94	2024		100		0.00	1,400
PAT2	Patio-Good	L	32	9.94	2024		100		0.00	400
FPI1	Fire Pit	L	1	3010.00	2024		100	C	1.00	3,000
SHED	Shed	L	64	18.00	2024		100		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,224	1,224	1,224	336.97	412,456
BMT	Basement Area	0	1,104	0	0.00	0
GAR	Attached Garage	0	374	0	0.00	0
PTO	Patio	0	873	0	0.00	0
Ttl Gross Liv / Lease Area		1,224	3,575	1,224		412,456

