

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
RIVERA, CARLOS & MARIA N 943 PHINNEY'S LANE CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed		
				4	Gas					RESIDENTL	1010	331,100	331,100		
				6	Septic			4		RES LAND	1010	154,200	154,200		
SUPPLEMENTAL DATA										Total					
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1 #DL 2 GIS ID F_978541_2707195				Plan Ref. 249/121 Land Ct# #SR Life Estate PP STATU Assoc Pid#						485,300		485,300	

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)									
RIVERA, CARLOS & MARIA N		30326	0022	03-01-2017		U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
RIVERA, GEOVANY & MARIA N		25354	0347	04-01-2011		U	I			170,000	1S	2025	1010	331,100	2024	1010	340,100	2023	1010	292,100			
RBS CITIZENS NA		24927	0296	10-22-2010		U	I			138,285	1L		1010	154,200			154,200			140,200			
PALOMBA, ROBERT JR & DIANE M		11629	0164	08-11-1998		Q	I			113,000	00												
POLVANWILGENBURG, ELIZABETH		8365	0080	12-15-1992		U	I			63,000	L												
												Total		485,300		Total		494,300		Total		432,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2025	5C	RESIDENTIAL EXEMPTION																	
			Total																
			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)	279,000
0105						HYAN		Appraised Xf (B) Value (Bldg)	47,300
								Appraised Ob (B) Value (Bldg)	4,800
								Appraised Land Value (Bldg)	154,200
								Special Land Value	0
								Total Appraised Parcel Value	485,300
								Valuation Method	C
								Total Appraised Parcel Value	485,300

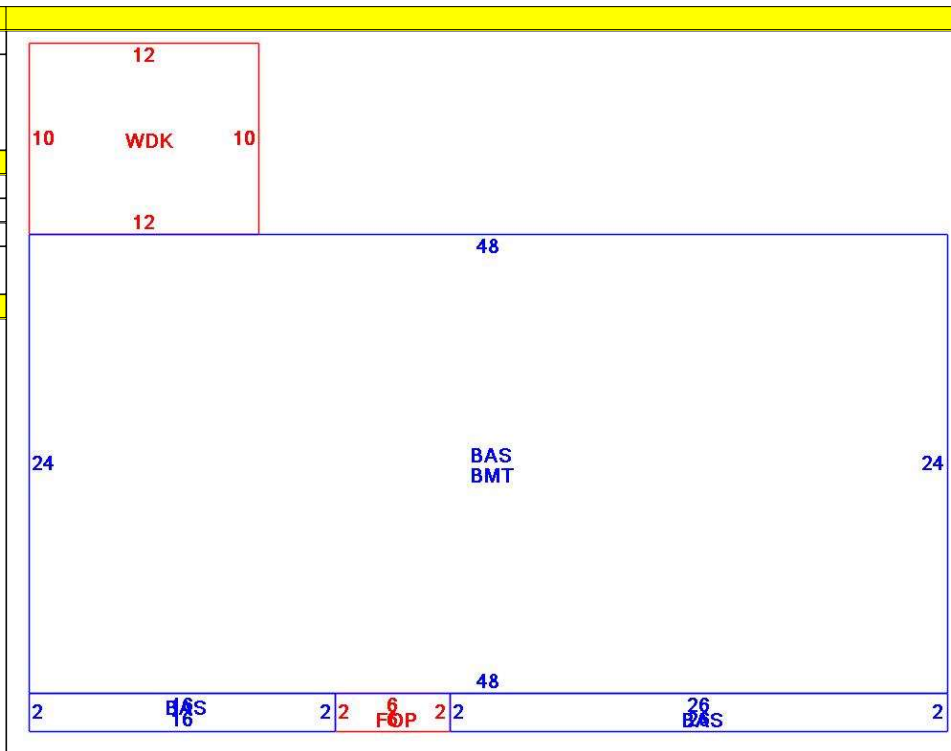
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-698	04-03-2017	839	Solar Panel-Re	23,000	04-25-2018	100	06-30-2018	Install 5.985kW solar panels o	10-01-2024	EG	03		16	In Office Review
16-171	01-09-2017	817	Family Apt w C	2,500	04-25-2018	100	06-30-2018	Family Apartment with constru	04-20-2020	WD			FR	Field Review
201301998	04-01-2013	SH	Shed		06-30-2013	100	06-30-2013	SHED 8X12	08-07-2018	SR	01		02	Bldg Permit Completed
69632	06-19-2003	NR	New Roof	3,000	01-21-2004	100	01-01-2004	REROOF OVR 1 LAYER	06-21-2017	SR	02		13	CALL BACK
									01-21-2004	MF	04		44	Drive by inspection only
									10-28-2000	PT	01		00	Meas/Listed-Interior Acces

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	RC-	4	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0105	1.000		1.0000	376,124.1	154,200	
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value					154,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	362,383
Year Built	1970
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	279,000
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	1993		77		0.00	3,900
BFA1	Bsmt Fin-Goo	B	800	32.56	1993		77		0.00	20,100
WDC	Wood Decking	L	120	20.00	1995		52		0.00	2,000
BMT	Basement-Unfi	B	1,152	26.01	1993		77		0.00	22,400
PAT1	Patio- Average	L	256	5.89	1992		73		0.00	1,100
FOP	Open Porch-ro	B	12	55.00	1993		77		0.00	900
SOL1	Solar PV Pane	B	21	860.00	1993		0		0.00	0
SHED	Shed	L	96	18.00	2017		96		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	293.19	362,383
BMT	Basement Area	0	1,152	0	0.00	0
FOP	Open Porch	0	12	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,236	2,520	1,236		362,383

