

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
WAYBURN, CHRISTOPHER L TR WAYBURN FAMILY IRREV R E TRUST 33 COTTONWOOD LANE CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	413,900	413,900
				6	Septic			3		RES LAND	1010	214,100	214,100
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 174 #DL 2 GIS ID F_978016_2707062					Plan Ref. Land Ct# 20239-C (SH 9) #SR Life Estate PP STATU Assoc Pid#					Total		628,000	628,000

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
WAYBURN, CHRISTOPHER L TR		C199857	0	03-18-2013		U	V			1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WAYBURN, RICHARD F & THERESA M		C92525	0	07-15-1983		Q	V			11,900	U	2025	1010	413,900	2024	1010	389,700	2023	1010	335,000
													1010	214,100		1010	214,100		1010	194,600
												Total		628,000	Total		603,800	Total		529,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount													
2023	5C	RESIDENTIAL EXEMPTION	0.00																	
			Total					0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)	386,300
0107						CENVIL		Appraised Xf (B) Value (Bldg)	22,200
								Appraised Ob (B) Value (Bldg)	5,400
								Appraised Land Value (Bldg)	214,100
								Special Land Value	0
								Total Appraised Parcel Value	628,000
								Valuation Method	C
								Total Appraised Parcel Value	628,000

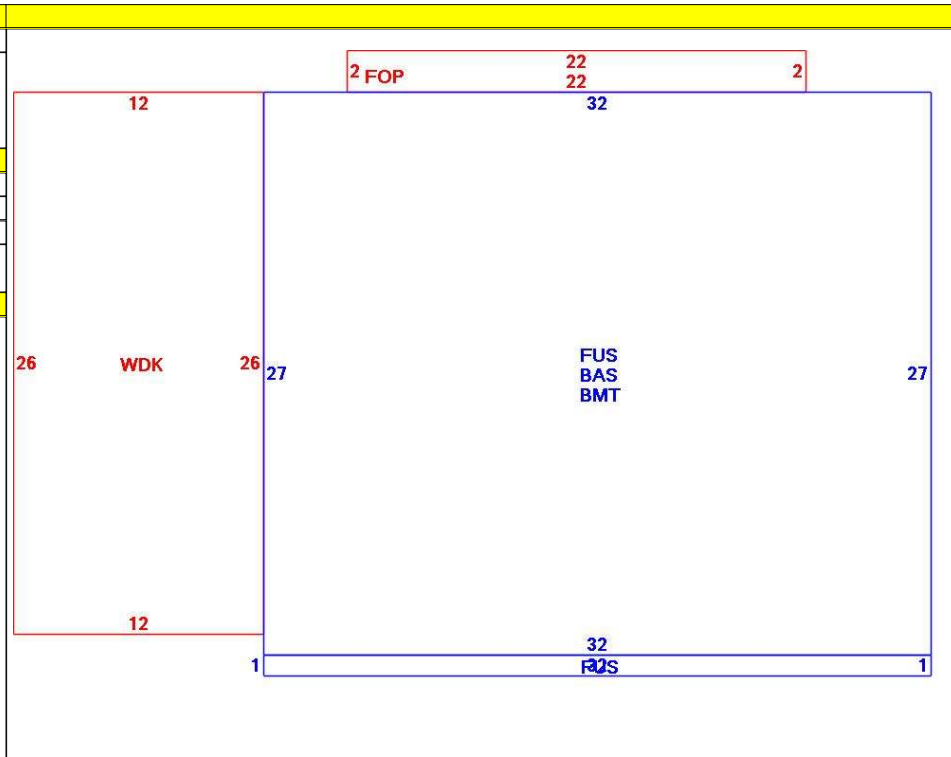
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-24-5	05-09-2024	835	Sid/Wind/Roof/	10,000		100		re-roof		09-01-2022	JO			16	In Office Review
EXPR-23-1	09-26-2023	835	Sid/Wind/Roof/	6,000		100				04-21-2020	WD			FR	Field Review
										12-20-2017	SR	02		03	Cycl Insp Comp
										07-10-2014	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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0107	1.400		1.0000	578,549.4	214,100	
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value					214,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	471,152
Year Built	1983
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	386,300
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
WDC	Wood Decking	L	312	20.00	1999		60		0.00	3,700
BMT	Basement-Unfi	B	864	26.01	1999		82		0.00	19,700
SHED	Shed	L	96	18.00	2017		96		0.00	1,700
FOP	Open Porch-ro	B	44	55.00	1999		82		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	267.70	231,293
BMT	Basement Area	0	864	0	0.00	0
FOP	Open Porch	0	44	0	0.00	0
FUS	Upper Story	896	896	896	267.70	239,859
WDK	Wood Deck	0	312	0	0.00	0
Ttl Gross Liv / Lease Area		1,760	2,980	1,760		471,152

