

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RYAN, KEVIN & WALSH, DEBORAH A 52 HUCKINS NECK RD CENTERVILLE MA 02632		3 Below Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	328,600	328,600
			6 Septic		3	RES LAND	1010	206,900	206,900
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.		535,500			
BID Parcel		ResExpt Q YES:		Land Ct# 20239-C		535,500			
#DL 1 LOT 172		#DL 2		Life Estate					
GIS ID F_977840_2706944		Assoc Pid#		PP STATU					

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RYAN, KEVIN & WALSH, DEBORAH A		C146535	0	11-14-1997	Q	I	135,500	00	Year	Code	Assessed	Year	Code	Assessed	
ESPINOZA, LOUIS A & WILBERT, PAULA		C123595	0	06-15-1991	U	I	100,000	L	2025	1010	328,600	2024	1010	321,800	
SENTRY FEDERAL SAVINGS BANK		C118712	0	10-15-1989	U	I	126,000	B		1010	206,900	2023	1010	281,100	
DAY, GERALD L		C88345	0	04-15-1982	Q	I	61,000	U					1010	188,100	
Total										535,500		Total	528,700	Total	469,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107				CENVIL			
NOTES				Appraised Bldg. Value (Card) 283,400			
				Appraised Xf (B) Value (Bldg) 40,500			
				Appraised Ob (B) Value (Bldg) 4,700			
				Appraised Land Value (Bldg) 206,900			
				Special Land Value 0			
				Total Appraised Parcel Value 535,500			
				Valuation Method C			
				Total Appraised Parcel Value 535,500			

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
									04-21-2020	WD			FR	Field Review
									12-20-2017	SR	02		03	Cycl Insp Comp
									10-03-2000	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	RD-	3	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0107	1.400		1.0000	862,269.2	206,900
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value				206,900

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			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 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		349,921
Year Built		1979
Effective Year Built		1999
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		19
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		81
RCNLD		283,400
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	1997		81		0.00	4,100
FPO	Ext FP Openin	B	1	2000.00	1997		81		0.00	1,600
WDC	Wood Decking	L	288	20.00	1998		58		0.00	3,400
GAR	Attached Gara	B	288	40.00	1997		81		0.00	10,500
BMT	Basement-Unfi	B	1,208	26.01	1997		81		0.00	24,300
PAT1	Patio- Average	L	198	5.89	2017		98		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,208	1,208	1,208	289.67	349,921
BMT	Basement Area	0	1,208	0	0.00	0
GAR	Attached Garage	0	288	0	0.00	0
PTO	Patio	0	198	0	0.00	0
WDK	Wood Deck	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		1,208	3,190	1,208		349,921

