

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
THEOHARIDIS, LISA & PETER TRS LISA A THEOHARIDIS TRUST 93 BLUE WATER DRIVE CENTERVILLE MA 02632		1	Level	2	Public Water	1	Paved	1	Lake/Pond Fro	Description RESIDENTL RES LAND	Code 1010 1010	Assessed 960,200 706,300	Assessed 960,200 706,300
		4	Gas			1	Excel View						
		6	Septic			3							
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_976901_2710314					Plan Ref. 440/27-29 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total 1,666,500 1,666,500			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
THEOHARIDIS, LISA & PETER TRS		22936	0299	05-27-2008		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
THEOHARIDIS, PETER & LISA A		7533	0223	05-15-1991		U	I			85,000	A	2025	1010	960,200	2024	1010	910,400	2023	1010	820,600
THEOHARIDIS, SPERO TRS		5984	0135	10-15-1987		U	V			1	B		1010	706,300		1010	538,700		1010	634,100
THEO CONST CO		2662	0059	02-16-1978		U				0		Total 1,666,500			Total 1,449,100			Total 1,454,700		

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			
Nbhd	Nbhd Name	B	Tracing
0111			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	830,700
Appraised Xf (B) Value (Bldg)	118,300
Appraised Ob (B) Value (Bldg)	11,200
Appraised Land Value (Bldg)	706,300
Special Land Value	0
Total Appraised Parcel Value	1,666,500
Valuation Method	C
Total Appraised Parcel Value	1,666,500

NOTES									

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
17-3782	10-31-2017	835	Sid/Wind/Roof/	20,000	04-25-2018	100	06-30-2018	Reroof (stripping old shingles)	04-21-2020	WD			FR	Field Review
17-3282	09-29-2017	880	Alt-Int work-Res	30,000	04-25-2018	100	06-30-2018	refit kitchen	08-24-2018	SR	01		02	Bldg Permit Completed
B34000	10-01-1990	DW	Dwelling	200,000	01-15-1992	100	12-31-1992	CE 11/2 S	07-19-2010	NF	03		03	Cycl Insp Comp
									07-15-2010	PT	02		14	Cyclical Inspection
									11-07-2000	PT	01		00	Meas/Listed-Interior Acces
									01-15-1992	ME	02		01	Meas/Est

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0111	4.000	SHALLOW POND		1.0000	705,376	
1	1010	Single Fam M-0	RD-	3	0.390	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND		1.0000	2,375	
Total Card Land Units					1.39	AC	Parcel Total Land Area					1.39	Total Land Value				706,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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	12	Hardwood			
Interior Floor 2	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	2				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	22	2 Full-2 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	933,361
Year Built	1991
Effective Year Built	2010
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	830,700
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
FPL2	Fireplace 1.5 s	B	2	6000.00	2008		89		0.00	10,700
BFA1	Bsmt Fin-Goo	B	1,200	32.56	2008		89		0.00	34,800
WDC	Deck comp w	L	540	28.00	2001		64		0.00	9,000
FOPC	Open Prch-roo	B	94	55.00	2008		89		0.00	4,000
GAR	Attached Gara	B	576	40.00	2008		89		0.00	18,200
BMT	Basement-Unfi	B	2,580	26.01	2008		89		0.00	48,800
FPO	Ext FP Openin	B	1	2000.00	2008		89		0.00	1,800
PAT2	Patio-Good	L	201	9.94	2017		98		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,580	2,580	2,580	269.19	694,515
BMT	Basement Area	0	2,580	0	0.00	0
FPC	Open Porch Conc. Floor	0	94	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	201	0	0.00	0
TQS	Three Quarter Story	884	1,360	884	174.97	237,966
WDK	Wood Deck	0	540	0	0.00	0
Ttl Gross Liv / Lease Area		3,464	7,931	3,464		932,481

