

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
EPIFANIO, WESLEY E 109 SHALLOW POND DRIVE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	523,900	523,900		
			6 Septic		1	RES LAND	1010	202,800	202,800		
SUPPLEMENTAL DATA						Total				726,700	726,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 32 #DL 2 GIS ID F_976645_2710907				Plan Ref. 440/27-29 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
EPIFANIO, WESLEY E		32778 0050	03-23-2020	U	I	374,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HOLLAND, JAMES F ESTATE OF		32778 0045	07-14-2019	U	I	0	1F	2025	1010	523,900	2024	1010	518,600	2023	1010	447,200	
HOLLAND, JAMES F		22351 0146	09-21-2007	U	I	0	1A		1010	202,800		1010	202,800		1010	200,400	
HOLLAND, JAMES F & ANNE M		9359 0110	09-15-1994	Q	I	164,630	U										
NICKULAS, DONALD W		9280 0305	07-15-1994	U	V	264,000	L										
Total								726,700		Total		721,400		Total		647,600	

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				BARNS	Appraised Bldg. Value (Card)	455,000	
					Appraised Xf (B) Value (Bldg)	59,800	
					Appraised Ob (B) Value (Bldg)	9,100	
					Appraised Land Value (Bldg)	202,800	
					Special Land Value	0	
					Total Appraised Parcel Value	726,700	
					Valuation Method	C	
					Total Appraised Parcel Value	726,700	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										11-22-2024	JO	03		16	In Office Review
										11-29-2021	SR	02		03	Cycl Insp Comp
										04-28-2020	WD			FR	Field Review
										08-03-2010	NF	02		03	Cycl Insp Comp
										07-19-2010	NF	03		03	Cycl Insp Comp
										07-15-2010	PT	02		14	Cyclical Inspection
										10-17-2000	PT	01		00	Meas/Listed-Interior Acces

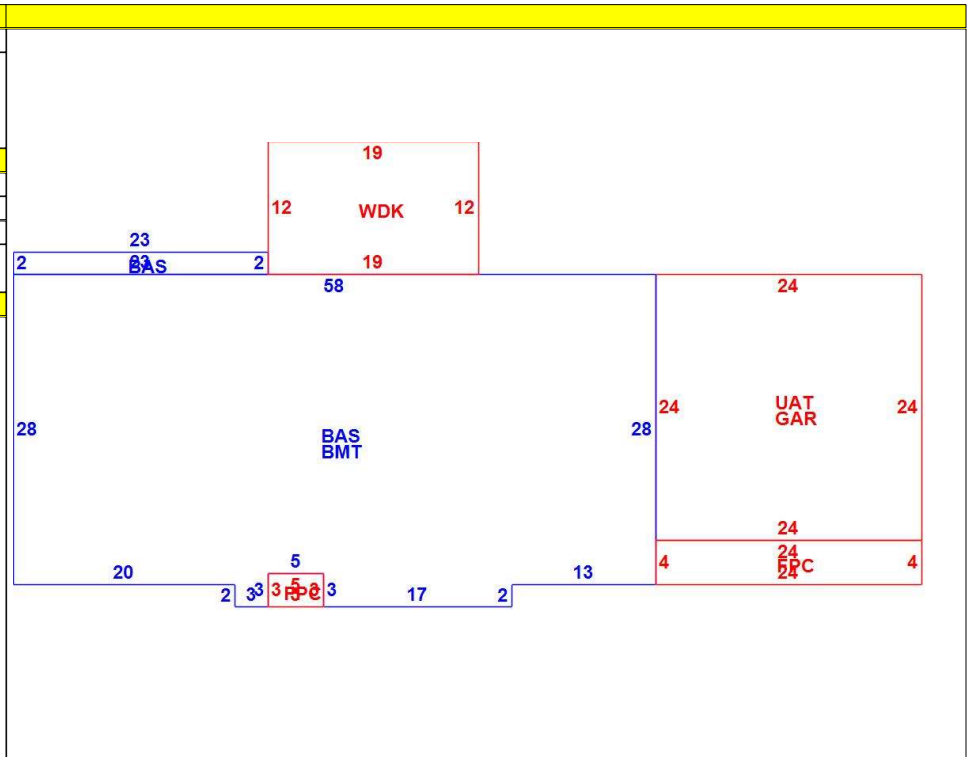
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B36906	07-01-1994	DW	Dwelling	70,000	01-15-1995	100		BA 1 STOR		11-22-2024	JO	03		16	In Office Review

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	RF-1	1	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			202,800	

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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
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	7	7 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	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	522,932
Year Built	1994
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	455,000
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	2005		87		0.00	4,400
GEN	Emergency Ge	L	1	5550.00	2005		72		0.00	4,000
WDC	Wood Decking	L	228	20.00	2002		66		0.00	3,400
FOPC	Open Prch-roo	B	111	55.00	2005		87		0.00	4,300
GAR	Attached Gara	B	576	40.00	2005		87		0.00	17,800
BMT	Basement-Unfi	B	1,659	26.01	2005		87		0.00	33,300
SHED	Shed	L	96	18.00	2019		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,705	1,705	1,705	296.62	505,729
BMT	Basement Area	0	1,659	0	0.00	0
FPC	Open Porch Conc. Floor	0	111	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
UAT	Attic, Unfinished	0	576	58	29.87	17,204
WDK	Wood Deck	0	228	0	0.00	0
Ttl Gross Liv / Lease Area		1,705	4,855	1,763		522,933

