

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COUSINS, MICHAEL & ALMARENE M 562 OLD STRAWBERRY HILL ROAD CENTERVILLE MA 02632	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed
		4 Gas				RESIDNTL	1010	273,100	273,100
		6 Septic			4	RES LAND	1010	145,500	145,500
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 9 #DL 2 GIS ID F_979554_2707017			Plan Ref. Land Ct# 32849-A (SH 3) #SR Life Estate PP STATU Assoc Pid#			Total 418,600 418,600			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COUSINS, MICHAEL & ALMARENE MAX	C230989	0	09-07-2022	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed
GUERRINI, JOSEPH	C184880	0	12-21-2007	U	I	1	1	2025	1010	273,100	2024	1010	256,200
GUERRINI, JOSEPH & ANGELA	C119470	0	01-03-1990	U	I	122,000	O		1010	145,500	2023	1010	145,500
MONAGLE, PAUL J & KATHLEEN M	C77776	0	04-11-1979	U		0		Total		418,600	Total		401,700
								Total		360,700	Total		360,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

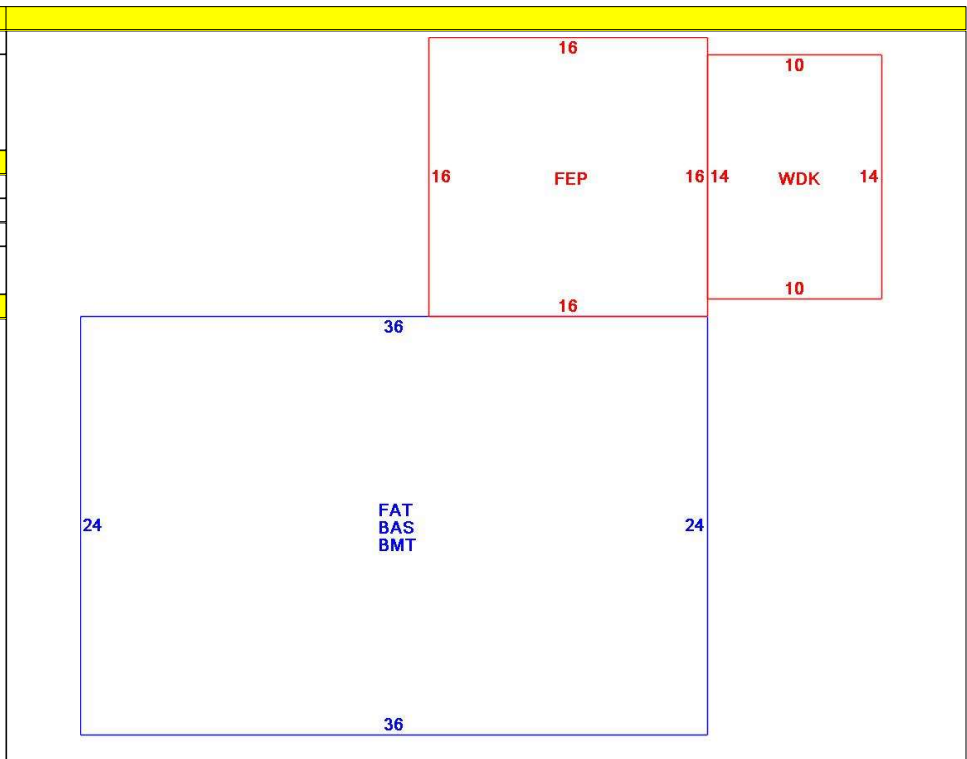
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN			
NOTES				Appraised Bldg. Value (Card) 236,900 Appraised Xf (B) Value (Bldg) 31,300 Appraised Ob (B) Value (Bldg) 4,900 Appraised Land Value (Bldg) 145,500 Special Land Value 0 Total Appraised Parcel Value 418,600 Valuation Method C Total Appraised Parcel Value 418,600			

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
19-2612	08-16-2019	835	Sid/Wind/Roof/	3,965		100		RESIDE		01-29-2024	JO	03		16	In Office Review
										06-01-2023	TR	02		20	Sale Review
										04-28-2020	WD			FR	Field Review
										02-22-2018	SR	01		03	Cycl Insp Comp
										02-14-2014	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	RC-	4	0.220 AC	176,344.00	3.75053	1.0000	5	1.00	0105	1.000		1.0000	661,378.1	145,500
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			145,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.15	1 Story w/FAT			
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	23	Laminate			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths					
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
Adjust Type		Code	Description	Factor%	
Condo Flr		Condo Unit			
			COST / MARKET VALUATION		
Building Value New				292,494	
Year Built				1978	
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				236,900	
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	140	20.00	1997		56		0.00	2,200
BMT	Basement-Unfi	B	864	26.01			81		0.00	19,400
FEP	Enclosed porc	B	256	70.00			81		0.00	11,900
SHED	Shed	L	120	18.00	2019		100		0.00	2,200
SHED	Shed	L	80	18.00	1990		32		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	294.26	254,241
BMT	Basement Area	0	864	0	0.00	0
FAT	Attic, Finished	130	864	130	44.28	38,254
FEP	Enclosed Porch	0	256	0	0.00	0
WDK	Wood Deck	0	140	0	0.00	0
Ttl Gross Liv / Lease Area		994	2,988	994		292,495

