

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRANCO, EDUARDO M & BADAN, NA 46 CAPTAIN LUMBERT LANE CENTERVILLE MA 02632		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	428,200	428,200
			6 Septic		3	RES LAND	1010	188,300	188,300
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 37432-F					
#DL 1 LOT 64		#DL 2		Life Estate					
GIS ID F_962592_2703072		Assoc Pid#							

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FRANCO, EDUARDO M & BADAN, NATH		C205579	0	02-18-2015	Q	I	305,000	00	Year	Code	Assessed	Year	Code	Assessed			
BUCHANAN, GLENN C		C184750	0	12-07-2007	U	I	290,000	1	2025	1010	428,200	2024	1010	426,400			
BURNS, RACHEL M		D103757	0	06-27-2006	U	I	0	1A		1010	188,300		1010	188,300			
BURNS, WILLIAM C & RACHEL M		C89767	0	10-15-1982	Q	I	72,900	U									
BAYSIDE BUILDING COMPANY INC		C88184	0	03-15-1982	U	V	70,000	N									
Total											616,500			614,700			559,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0106				CENVIL

NOTES									

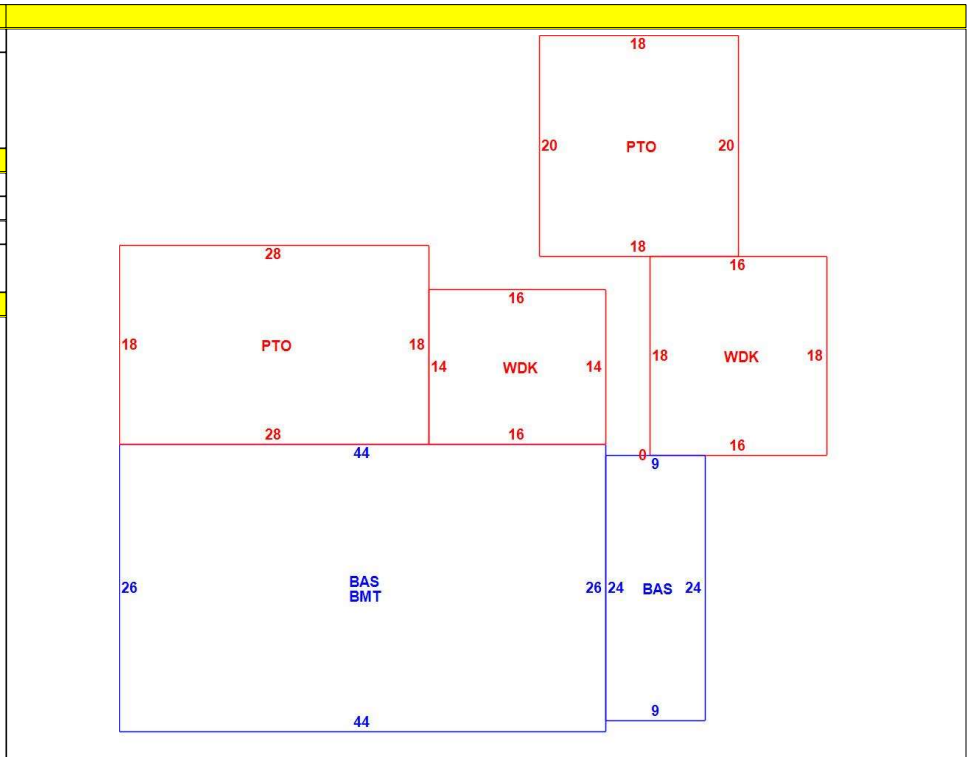
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	334,900
Appraised Xf (B) Value (Bldg)	29,800
Appraised Ob (B) Value (Bldg)	63,500
Appraised Land Value (Bldg)	188,300
Special Land Value	0
Total Appraised Parcel Value	616,500
Valuation Method	C
Total Appraised Parcel Value	616,500

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
BLDR-24-12	11-22-2024	880		35,000		0		New bathroom, relocate laundr		09-09-2022	SR	01		02	Bldg Permit Completed
SM-24-123	10-04-2024	834		13,500		0		Replace Fiber Glass for sheet		04-30-2020	LS			FR	Field Review
EXPR-24-3	03-28-2024	835	Sid/Wind/Roof/	4,408		100		Air Sealing, Attic Stair Cover, A		08-03-2018	SR	01		02	Bldg Permit Completed
BLDR-22-22	03-11-2022	830	Pool - Inground	57,700	06-30-2022	100	06-30-2022	Installation of 14x26 inground		12-18-2015	SR	02		02	Bldg Permit Completed
18-1138	05-08-2018	839	Solar Panel-Re	11,000	08-03-2018	100	06-30-2018	Install solar electric panels on r		11-09-2015	AL	22		22	Change of Address
201502125	04-24-2015	RE	Remodel	15,000	12-14-2015	100	06-30-2016	REDOING FLOORING - REC		07-10-2007	PT	02		14	Cyclical Inspection
B27954	06-01-1985	AD	Addition	10,000	01-15-1986	100	01-15-1986	CE ADD'N		03-12-1999	DD	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	RC	3	0.580	AC	176,344.00	1.60055	1.0000	5	1.00	0106	1.150			1.0000	324,578.7	188,300

Total Card Land Units 0.58 AC Parcel Total Land Area 0.58 Total Land Value 188,300

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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		408,435			
Year Built		1982			
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		334,900			
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
BGAR	Bsmt Garage	B	1	2326.00	1999		82		0.00	1,900
FPL1	Fireplace 1 sto	B	1	5000.00	1999		82		0.00	4,100
WDC	Wood Decking	L	224	20.00	2018		98		0.00	5,000
PAT2	Patio-Good	L	360	9.94	2018		99		0.00	3,500
BMT	Basement-Unfi	B	1,144	26.01	1999		82		0.00	23,800
PAT2	Patio-Good	L	504	9.94	2018		99		0.00	4,800
WDC	Wood Deck w/	L	288	18.00	2018		98		0.00	5,200
FPIT	Fire Pit	L	1	3010.00	2018		94	C	1.00	2,800
SHED	Shed	L	96	18.00	2017		96		0.00	1,700
SOL1	Solar PV Pane	B	24	860.00	1999		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,360	1,360	1,360	300.32	408,435
BMT	Basement Area	0	1,144	0	0.00	0
PTO	Patio	0	864	0	0.00	0
WDK	Wood Deck	0	512	0	0.00	0
Ttl Gross Liv / Lease Area		1,360	3,880	1,360		408,435



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		6	Septic			3		RES LAND	1010	188,300	188,300
SUPPLEMENTAL DATA											
Alt Prcl ID				Plan Ref.				Total		616,500	616,500
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								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2025	1010	428,200	2024	1010	426,400	2023	1010	373,800
									1010	188,300		1010	188,300		1010	186,000
								Total		616,500	Total		614,700	Total		559,800

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		Total						

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Half Baths	0					Depreciation %					
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Total Rooms	6	6 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	20	2 Full-0 Half				Misc Imp Ovr					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FPIT	Fire Pit	L	1	3010.00	2018		94	C	1.00	2,800	
SPL2	Pool Vinyl	L	364	55.00	2022		96	C	1.00	20,800	
SPC1	Pool Cover-Au	L	364	17.53	2022		96		0.00	6,100	
SPH1	Pool Heater <	L	1	2434.00	2022		96		0.00	2,300	
PAT2	Patio-Good	L	969	9.94	2022		98		0.00	8,500	
BUILDING SUB-AREA SUMMARY SECTION											
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Ttl Gross Liv / Lease Area											