Property Location 489 MAIN STREET (CENT.) | Map ID 208/ 085/ 005/ / | Bldg Name | State Use 1010
Vision ID 14728 | Account # 127080 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/2/2024 8:18:25 AM

CURRENT OWNER

KINLAN, JAMES & CAROL TRS
JAMES E KINLAN FAMILY TRUST
7 LEE ROAD

CHESTNUT HIL MA 02467

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin	RD-1;RC-2	Land Ct#	14972-G
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 30	PP STATU	
#DL 2			
GIS ID	F_971530_2698925	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	1,585,500	1,585,500
RES LAND	1010	388,300	388,300
Total		1,973,800	1,973,800

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
KINLAN, JAMES & CAROL TRS	C219337	0	05-08-2019	U	I	1	1F
KINLAN, JAMES & CAROL	C212603	0	04-18-2017	Q	I	1,130,000	00
DIAMOND, ROBERT H & CAROLINE L	C189883	0	10-27-2009	U	I	1,284,500	1
TRAYWICK, SAMUEL C & KRISTEN M	C176601	0	05-03-2005	Q	I	1,057,500	00
JANNEY, CRAIG H & PATRICIA K	C170719	0	09-29-2003	Q	I	1,050,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	1,365,600	2022	1010	1,135,000	2021	1010	916,900
	1010	361,000		1010	249,700		1010	273,400
							1010	39,900
	Total	1,726,600		Total	1,384,700		Total	1,230,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0109				CENVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,443,400
Appraised Xf (B) Value (Bldg)	102,200
Appraised Ob (B) Value (Bldg)	39,900
Appraised Land Value (Bldg)	388,300
Special Land Value	0
Total Appraised Parcel Value	1,973,800
Valuation Method	C
Total Appraised Parcel Value	1,973,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-2721	08-21-2018	835	Sid/Wind/Roof/	35,029		100		Replacing 34 window units. R
17-3575	10-16-2017	835	Sid/Wind/Roof/	20,000		100		Re-roof entire building
201206597	11-08-2012	SP	Swimming Pool	30,000	07-29-2013	100	06-30-2013	POOL 18X28-HEATED,4' CL F
201100352	02-14-2011	FB	Finish Basemen	8,000	04-26-2011	100	06-30-2011	DIVIDE FIN BMT AREA INTO
17971	09-18-1997	AD	Addition	80,000	01-01-1997	100	01-01-1997	Garage &&
B36938	08-01-1994	AD	Addition	120,000	01-01-1997	100	01-01-1997	CE ADD'N

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-05-2020	LS			FR	Field Review
04-02-2018	TR	03		16	In Office Review
08-06-2013	RB	03		02	Bldg Permit Completed
04-25-2013	RB	03		13	CALL BACK
05-02-2011	RB	03		03	Cycl Insp Comp
04-26-2011	MK	02		52	New Construction
03-03-2011	RB	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	SPLI	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000
1	1010	Single Fam M-0	SPLI	3	0.010	AC	14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	300

Total Card Land Units 1.01 AC | Parcel Total Land Area 1.01 | Total Land Value 388,300

Property Location 489 MAIN STREET (CENT.) Map ID 208/ 085/ 005/ / Bldg Name State Use 1010
Vision ID 14728 Account # 127080 Bldg # 1 Sec # 1 of 1 Card # 1 of 2 Print Date 2/2/2024 8:18:26 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	Conventional
Model	01	Residential
Grade:	A	Luxury
Stories	1.75	1 3/4 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	10	Wood Shingle
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	09	Pine/Soft Wood
Interior Floor 2		
Heat Fuel	02	Oil
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	04	4 Bedrooms
Full Baths	4	
Half Baths	0	
Extra Fixtures		
Total Rooms	12	
Bath Style	02	Average
Kitchen Style	02	Modernized
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	40	4 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

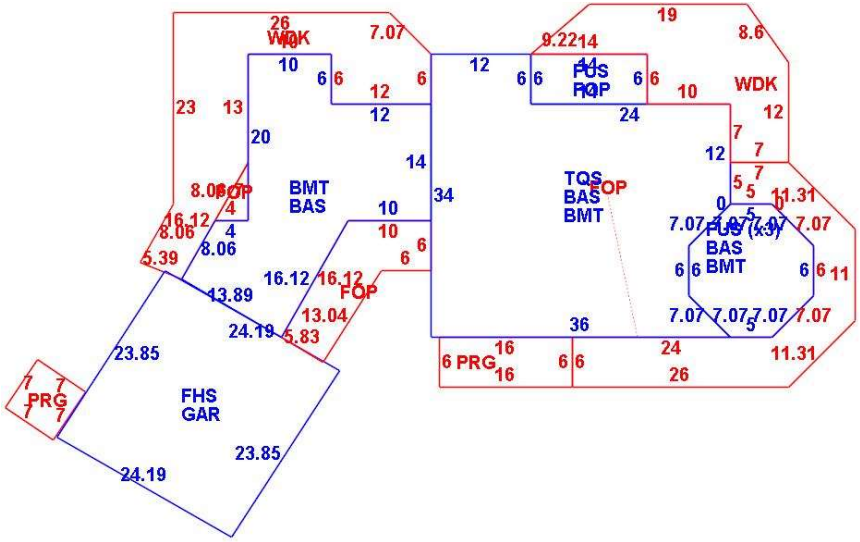
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	1,519,350
Year Built	1995
Effective Year Built	2013
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	1,443,400
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
FPL3	Fireplace 2 sto	B	1	7000.00	2015		95		0.00	6,700
WDC	Wood Decking	L	716	20.00	2003		68		0.00	8,900
BFA1	Bsmt Fin-Goo	B	500	32.56	2015		95		0.00	15,500
FOP	Open Porch-ro	B	556	55.00	2015		95		0.00	20,200
GAR	Attached Gara	B	576	40.00	2015		95		0.00	19,400
BMT	Basement-Unfi	B	1,751	26.01	2015		95		0.00	38,000
PRG1	Pergola-Avg	L	145	18.00	2004		70	C	1.00	1,800
SPL2	Pool Vinyl	L	504	55.00	2012		86	00	1.00	23,900
FPLG	Gas Fireplace-	B	1	2500.00	2015		95		0.00	2,400
SPH2	Pool Heater 50	L	1	3081.00	2012		86		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,751	1,751	1,751	452.32	792,016
BMT	Basement Area	0	1,751	0	0.00	0
FHS	Half Story	288	576	288	226.16	130,269
FOP	Open Porch	0	556	0	0.00	0
FUS	Upper Story	654	654	654	452.32	295,819
GAR	Attached Garage	0	576	0	0.00	0
PRG	Pergola	0	145	0	0.00	0
TQS	Three Quarter Story	666	1,025	666	293.90	301,246
WDK	Wood Deck	0	718	0	0.00	0
	Ttl Gross Liv / Lease Area	3,359	7,752	3,359		1,519,350

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CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
KINLAN, JAMES & CAROL TRS				
JAMES E KINLAN FAMILY TRUST				
7 LEE ROAD				
CHESTNUT HIL MA 02467				

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FY2024
BARNSTABLE, MA

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		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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0109				CENVIL

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VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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

Total Card Land Units | Parcel Total Land Area | Total Land Value

Property Location 489 MAIN STREET (CENT.) Map ID 208/ 085/ 005/ / Bldg Name State Use 1010
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Total Rooms	12	
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Kitchen Style	02	Modernized
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	40	4 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

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	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
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
PAT1	Patio- Average	L	504	5.89	2012		93		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area						