

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LYNCH, THOMAS K & JENNIFER  95 PHINNEY'S LANE  CENTERVILLE MA 02632		2   Above Street	2   Public Water	1   Paved		Description	Code	Assessed	Assessed
			4   Gas			RESIDNTL	1010	263,900	263,900
			6   Septic			RES LAND	1010	193,300	193,300
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID			Split Zonin RD-1;RC		Plan Ref. 394/91				
BID Parcel			ResExpt Q YES:		Land Ct#				
#DL 1 LOT 6			#DL 2		#SR				
GIS ID F_972403_2701605					Life Estate				
					PP STATU				
					Assoc Pid#				
						Total	457,200	457,200	

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LYNCH, THOMAS K & JENNIFER		26391 0062	06-06-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
LYNCH, THOMAS K		8213 0042	09-15-1992	U	I	1	F	2023	1010	224,500	2022	1010	186,100
LYNCH, THOMAS K & MEG O		4513 0203	05-15-1985	Q	I	95,000	U		1010	191,000		1010	135,800
COLLETTI, GUY M		4456 0127	02-15-1985	U	V	185,000	N						
						Total		415,500	Total		321,900	Total	290,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2013	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
0106			CENVIL

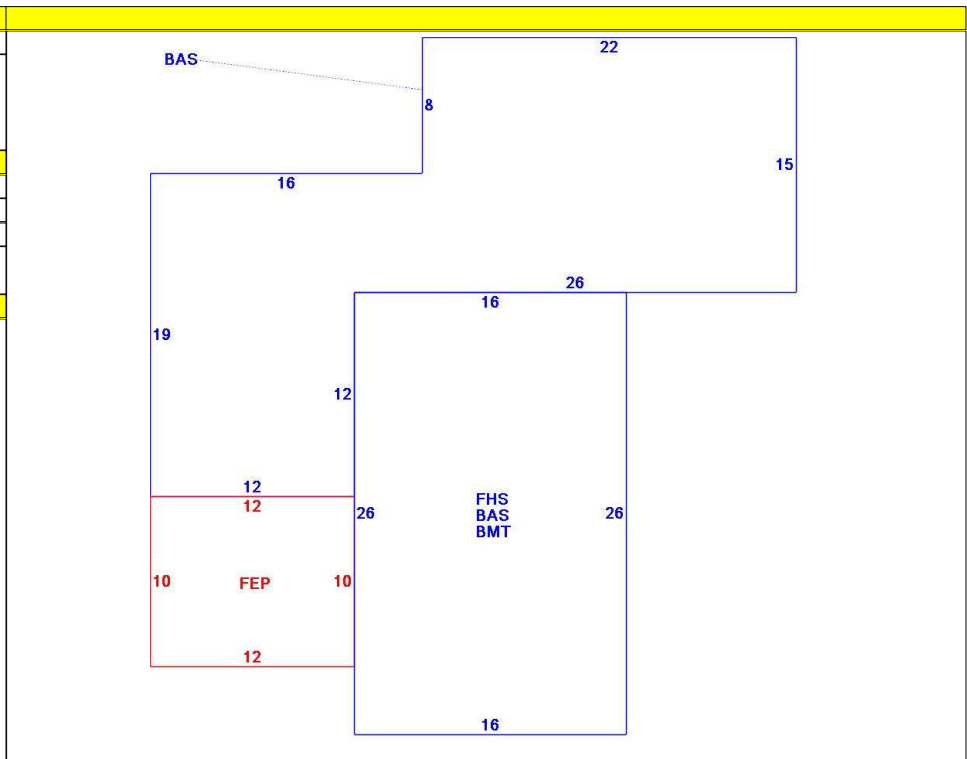
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	243,300
Appraised Xf (B) Value (Bldg)	20,600
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	193,300
Special Land Value	0
Total Appraised Parcel Value	457,200
Valuation Method	C
Total Appraised Parcel Value	457,200

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
18-2786	09-14-2018	880	Alt-Int work-Res	15,000		0		renovation of bathroom & kitch	06-05-2020	LS			FR	Field Review
77621	06-28-2004	NR	New Roof	7,466	08-19-2004	100	01-01-2005		05-02-2013	JR	01		16	In Office Review
									03-28-2013	GC	03		16	In Office Review
									06-06-2012	DR	03		16	In Office Review
									08-19-2004	MF	04		44	Drive by inspection only
									09-04-2001	PT	01		00	Meas/Listed-Interior Acces
									10-01-1996	LK	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	SPLI	3	0.660	AC	176,344.00	1.44436	1.0000	5	1.00	0106	1.150		1.0000	292,907.3	193,300
Total Card Land Units					0.66	AC	Parcel Total Land Area					0.66	Total Land Value			193,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	10	1 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C		Owne	0.0
			B		S
Adjust Type	Code	Description		Factor%	
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
		Building Value New			352,546
		Year Built			1895
		Effective Year Built			1979
		Depreciation Code			A
		Remodel Rating			
		Year Remodeled			
		Depreciation %			31
		Functional Obsol			0
		External Obsol			0
		Trend Factor			1
		Condition			
		Condition %			
		Percent Good			69
		RCNLD			243,300
		Dep % Ovr			
		Dep Ovr Comment			
		Misc Imp Ovr			
		Misc Imp Ovr Comment			
		Cost to Cure Ovr			
		Cost to Cure Ovr Comment			



<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	Fireplace 1.5 s	B	1	6000.00	1979		69		0.00	4,100
FEP	Enclosed porc	B	120	70.00	1979		69		0.00	6,400
BMT	Basement-Unfi	B	416	26.01	1979		69		0.00	10,100

<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,002	1,002	1,002	291.36	291,943
BMT	Basement Area	0	416	0	0.00	0
FEP	Enclosed Porch	0	120	0	0.00	0
FHS	Half Story	208	416	208	145.68	60,603
Ttl Gross Liv / Lease Area		1,210	1,954	1,210		352,546

