

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
AVALLONE, DONNA L 123 PHINNEY'S LANE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	429,100	429,100		
			6 Septic			RES LAND	1010	166,000	166,000		
SUPPLEMENTAL DATA						Total				595,100	595,100
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOT #DL 2 GIS ID F_972575_2701886				Plan Ref. 302/62 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)									
AVALLONE, DONNA L TR		35666 275	03-06-2023	Q	I	1	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
AVALLONE, DONNA L		29406 0074	01-21-2016	U	I	1	1F	2023	1010	366,100	2022	1010	304,600	2021	1010	233,600	
AVALLONE, DONNA L & RUPANI, HEIDI L		29265 0143	11-10-2015	Q	I	287,000	00		1010	164,000		1010	116,600		1010	116,600	
CROSBY, MARIANNE C		14086 0024	07-30-2001	Q	I	197,000	00										
LOUGHRAN, FRANCIS P & MEG O		11261 0201	03-04-1998	U	I	10	1A										
Total								530,100		Total		421,200		Total		350,200	

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

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				CENVIL	Appraised Bldg. Value (Card)	389,400	
					Appraised Xf (B) Value (Bldg)	32,900	
					Appraised Ob (B) Value (Bldg)	6,800	
					Appraised Land Value (Bldg)	166,000	
					Special Land Value	0	
					Total Appraised Parcel Value	595,100	
					Valuation Method	C	
					Total Appraised Parcel Value	595,100	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201503591	07-10-2015	SF	Restore to SF	400	12-21-2015	100	06-30-2016	REMOVE KITCHEN FROM AP	04-02-2021	SR	01		03	Cycl Insp Comp	
67249	02-28-2003	AD	Addition	49,000	10-13-2003	100	01-01-2004		06-05-2020	LS			FR	Field Review	
									06-02-2016	JR	03		20	Sale Review	
									12-21-2015	RB	03		16	In Office Review	
									02-21-2013	NF	03		16	In Office Review	
									08-07-2012	RB	03		16	In Office Review	
									10-13-2003	MF	02		07	Mea + Corrected Listing	

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	RD-	3	0.210 AC	176,344.00	3.89789	1.0000	5	1.00	0106	1.150		1.0000	790,479.6	166,000	
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value				166,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
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	463,583
Year Built	1850
Effective Year Built	1999
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	389,400
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
GAR	Attached Gara	B	600	40.00	1999		84		0.00	17,600
BMT	Basement-Unfi	B	232	26.01	1999		84		0.00	8,800
FOPC	Open Prch-roo	B	120	55.00	1999		84		0.00	4,400
WDC	Deck composit	L	40	24.00	2020		100		0.00	3,000
WDC	Wood Decking	L	60	20.00	2020		100		0.00	3,100
SHED	Shed	L	77	18.00	1996		54		0.00	700
FPLG	Gas Fireplace-	B	1	2500.00	1999		84		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	857	857	857	329.48	282,367
BMT	Basement Area	0	232	0	0.00	0
FAT	Attic, Finished	27	180	27	49.42	8,896
FHS	Half Story	523	1,045	523	164.90	172,320
FPC	Open Porch Conc. Floor	0	120	0	0.00	0
GAR	Attached Garage	0	600	0	0.00	0
WDC	WDC	0	40	0	0.00	0
WDK	Wood Deck	0	60	0	0.00	0
Ttl Gross Liv / Lease Area		1,407	3,134	1,407		463,583

