

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PARKS, NANCY & ROBERT T TRS 429 PHINNEYS LANE TRUST 95 PINEHILL ROAD LYNNFIELD MA 01940		1 Level	2 Public Water	1 Paved	1 Lake/Pond Fro	Description	Code	Assessed	Assessed
			4 Gas		1 Excel View	RESIDNTL	1010	1,227,800	1,227,800
			6 Septic		9 Rear Location	RES LAND	1010	1,169,400	1,169,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 54 #DL 2 GIS ID F_975044_2703882					Plan Ref. 181/37 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
Total							2,397,200	2,397,200	

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PARKS, NANCY & ROBERT T TRS PARKS, NANCY PARKS, STEVEN A TR PARKS, STEVEN A & BEVERLY T PARKS, STEVEN A		24427 0121	03-18-2010	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
		14229 0161	09-13-2001	U	I	0	1A	2023	1010	950,000	2022	1010	883,400
		10531 0015	12-18-1996	U	I	1	1A		1010	1,051,300		1010	563,300
		9952 0331	12-15-1995	U	I	1	A					1010	20,300
		3287 0009	05-15-1981	Q		102,500	U						
Total							2,001,300	Total	1,446,700	Total	1,323,700		

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

This signature acknowledges a visit by a Data Collector or Assessor

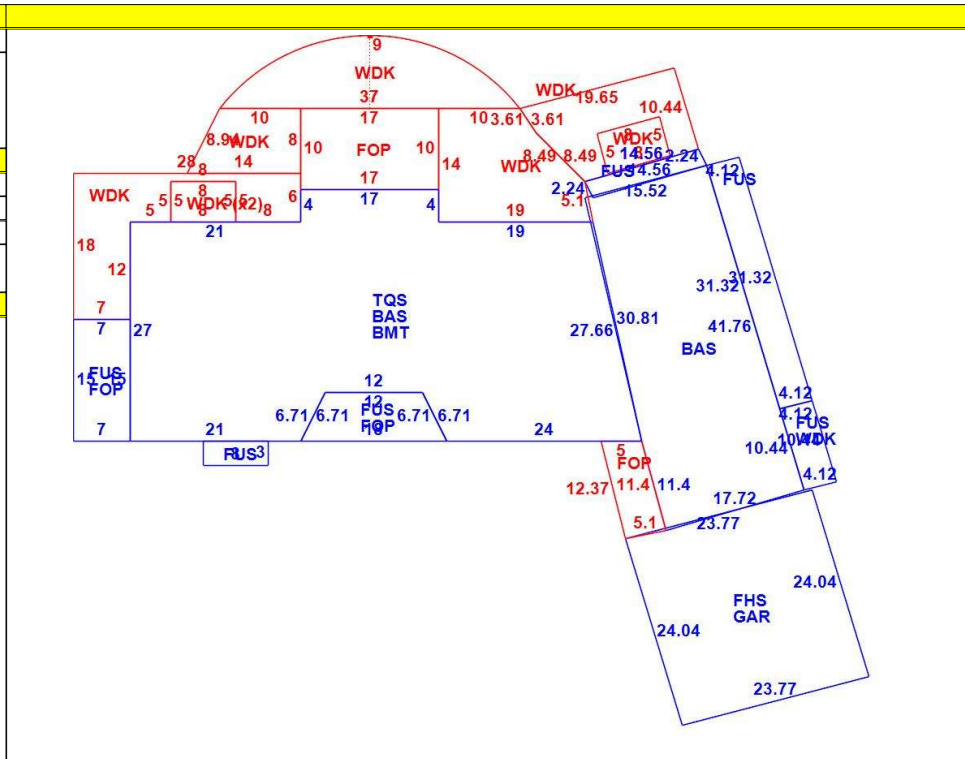
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0113			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,136,500
Appraised Xf (B) Value (Bldg)	71,000
Appraised Ob (B) Value (Bldg)	20,300
Appraised Land Value (Bldg)	1,169,400
Special Land Value	0
Total Appraised Parcel Value	2,397,200
Valuation Method	C
Total Appraised Parcel Value	2,397,200

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
200900275	02-02-2009	RE	Remodel	6,000	07-17-2009	100	06-30-2009	FIN RM O GAR	02-01-2021	CK	22		22	Change of Address
200707926	02-08-2008	DE	Demolish	12,000	07-17-2009	100	06-30-2009		10-22-2020	SR	02		03	Cycl Insp Comp
200707927	12-11-2007	DW	Dwelling	375,000	07-17-2009	100	06-30-2009		04-17-2020	WD			FR	Field Review
									01-24-2012	TP	03		16	In Office Review
									11-28-2011	DR	22		22	Change of Address
									01-20-2010	PT	04		44	Drive by inspection only
									08-12-2009	NF	03		52	New Construction

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	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0113	6.300	WEQUAQUET LAKE	1.0000	1,110,967	1,111,000
1	1010	Single Fam M-0	RD-	3	0.650 AC	14,250.00	1.00000	1.0000	0	1.00	0113	6.300		1.0000	89,775	58,400
Total Card Land Units					1.65	AC	Parcel Total Land Area					1.65	Total Land Value			1,169,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.75	1 3/4 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	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr		0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,222,047		
Year Built		2008			
Effective Year Built		2010			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		7			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		93			
RCNLD		1,136,500			
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
FPLG	Gas Fireplace-	B	1	2500.00	2012		93		0.00	2,300
DKPL	Pond Dock-Lig	L	1	4200.00	1993		100		0.00	4,200
WDC	Wood Decking	L	1,103	20.00	2010		82		0.00	16,100
FOP	Open Porch-ro	B	424	55.00	2012		93		0.00	15,300
GAR	Attached Gara	B	571	40.00	2012		93		0.00	18,900
BMT	Basement-Unfi	B	1,598	26.01	2012		93		0.00	34,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,302	2,302	2,302	301.74	694,605
BMT	Basement Area	0	1,598	0	0.00	0
FHS	Half Story	286	571	286	151.13	86,298
FOP	Open Porch	0	424	0	0.00	0
FUS	Upper Story	423	423	423	301.74	127,636
GAR	Attached Garage	0	571	0	0.00	0
TQS	Three Quarter Story	1,039	1,598	1,039	196.19	313,508
WDK	Wood Deck	0	1,104	0	0.00	0
Ttl Gross Liv / Lease Area		4,050	8,591	4,050		1,222,047

