

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GIAMMASI, PAUL L & KIMBERLEY A 809 PHINNEYS LN CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	392,600	392,600
			6 Septic			RES LAND	1010	164,500	164,500
SUPPLEMENTAL DATA						Total 557,100 557,100			
Alt Prcl ID		Split Zonin		Plan Ref. 337/67					
BID Parcel				Land Ct#					
ResExpt Q YES:				#SR					
#DL 1 LOT 2				Life Estate					
#DL 2				PP STATU					
GIS ID F_977698_2706062				Assoc Pid#					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GIAMMASI, PAUL L & KIMBERLEY A		14197 0154	08-31-2001	Q	I	195,000	00	Year	Code	Assessed	Year	Code	Assessed
ROUGHSEGE, WALTER V ET AL		5608 0331	03-15-1987	U	I	1	1A	2023	1010	334,800	2022	1010	278,300
PLYMOUTH BAY ASSOCIATES INC		5335 0046	10-15-1986	Q	I	117,500	00		1010	149,600		1010	110,800
STANLEY, JOHN S		4574 0342	06-15-1985	Q	V	40,000	00					1010	4,600
		4468 0194	03-15-1985	U	V	1	1B	Total		484,400	Total		389,100
								Total			Total		345,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	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
0105			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	357,500
Appraised Xf (B) Value (Bldg)	30,500
Appraised Ob (B) Value (Bldg)	4,600
Appraised Land Value (Bldg)	164,500
Special Land Value	0
Total Appraised Parcel Value	557,100
Valuation Method	C
Total Appraised Parcel Value	557,100

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
EXPR-22-1	08-26-2022	835	Sid/Wind/Roof/	5,840		100		STRIP AND RE ROOF	04-20-2020	WD			FR	Field Review
16-576	03-29-2016	839	Solar Panel-Re	13,000	08-16-2016	100	06-30-2017	solar panels	04-10-2017	JR	02		02	Bldg Permit Completed
75027	03-02-2004	AD	Addition	20,000	05-26-2005	100	01-01-2005		05-26-2005	MF	02		02	Bldg Permit Completed
B33228	09-01-1989	AD	Addition	15,000	01-15-1990	100	12-31-1990	CE ADD'N	10-28-2000	PT	01		00	Meas/Listed-Interior Acces
B28397	09-01-1985	DW	Dwelling	40,000	01-15-1986	100	12-31-1986	CE 1 STOR	01-15-1990	M				

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	0.590 AC	176,344.00	1.58128	1.0000	5	1.00	0105	1.000		1.0000	278,852.7	164,500	
Total Card Land Units					0.59 AC	Parcel Total Land Area					0.59	Total Land Value					164,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	425,605
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	357,500
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
WDC	Wood Decking	L	398	20.00	1999		60		0.00	4,600
FEP	Enclosed porc	B	250	70.00	2000		84		0.00	12,200
BMT	Basement-Unfi	B	744	26.01	2000		84		0.00	18,300
SOL1	Solar PV Pane	B	20	860.00	2000		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,004	1,004	1,004	277.81	278,921
BMT	Basement Area	0	744	0	0.00	0
FEP	Enclosed Porch	0	250	0	0.00	0
FUS	Upper Story	528	528	528	277.81	146,684
WDK	Wood Deck	0	398	0	0.00	0
Ttl Gross Liv / Lease Area		1,532	2,924	1,532		425,605

