

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HENRY, MARK W & GRAY-HENRY, NA 1016 PHINNEY'S LANE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	358,400	358,400
			6 Septic			RES LAND	1010	154,200	154,200
SUPPLEMENTAL DATA						Total 512,600 512,600			
Alt Prcl ID		Split Zonin		Plan Ref. 118/63 (SH 2)					
BID Parcel				Land Ct#					
ResExpt Q				#SR					
#DL 1 LOT 3				Life Estate					
#DL 2				PP STATU					
GIS ID F_979174_2707507				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)								
HENRY, MARK W & GRAY-HENRY, NADIN		32194 0159	07-31-2019	Q	I	366,000	00	Year	Code	Assessed	Year	Code	Assessed			
EXCEL BUILDING SYSTEMS COMPANY, I		31575 0345	10-04-2018	Q	I	295,000	00	2023	1010	310,700	2022	1010	264,900			
LOPEZ, FATIMA		31575 0341	10-04-2018	U	I	220,000	1L		1010	140,200		1010	103,800			
WELLS FARGO BANK, NA, TR-SABR LLC		31009 0160	01-08-2018	U	I	279,000	1L					1010	1,900			
O'NEIL, DENNIS A ESTATE OF		29801 0223	04-17-2014	U	I	0	1A									
Total								450,900		Total		368,700		Total		316,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	324,700
Appraised Xf (B) Value (Bldg)	30,700
Appraised Ob (B) Value (Bldg)	3,000
Appraised Land Value (Bldg)	154,200
Special Land Value	0
Total Appraised Parcel Value	512,600
Valuation Method	C
Total Appraised Parcel Value	512,600

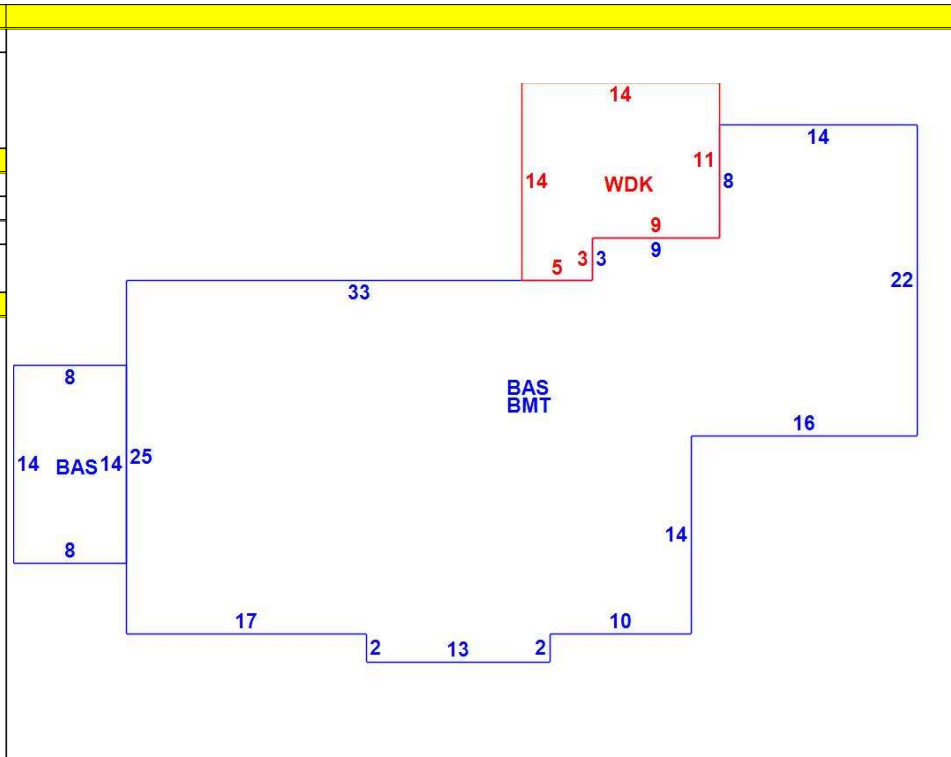
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-8	05-19-2021	835	Sid/Wind/Roof/	2,233	06-30-2021	100	06-30-2021	Direct replacement of patio do	11-29-2021	SR	01		03	Cycl Insp Comp
19-4267	12-31-2019	822	Insulation	7,054	06-30-2020	100	06-30-2020	Insulation & Air Sealing.	04-20-2020	WD			FR	Field Review
18-3366	10-16-2018	835	Sid/Wind/Roof/	3,000	06-30-2019	100	06-30-2019	RESIDE	02-26-2020	SAF			20	Sale Review
55758	09-11-2001	AD	Addition	9,989	01-01-2002	100		BATHROOM						

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	RC-	4	0.410 AC	176,344.00	2.13291	1.0000	5	1.00	0105	1.000		1.0000	376,124.1	154,200	
Total Card Land Units					0.41 AC	Parcel Total Land Area					0.41	Total Land Value					154,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	405,833
Year Built	1955
Effective Year Built	1993
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	324,700
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
FPL1	Fireplace 1 sto	B	1	5000.00	1995		80		0.00	4,000
WDC	Wood Decking	L	169	20.00	1992		46		0.00	2,000
BMT	Basement-Unfi	B	1,383	26.01	1995		80		0.00	26,700
SHED	Shed	L	100	18.00	1997		56		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,495	1,495	1,495	271.46	405,833
BMT	Basement Area	0	1,383	0	0.00	0
WDC	Wood Deck	0	169	0	0.00	0
Ttl Gross Liv / Lease Area		1,495	3,047	1,495		405,833

