Property Location 1095 PHINNEY'S LANE | Map ID 273/ 018/ / / | Bldg Name | State Use 1010
Vision ID 20894 | Account # 183296 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 9:51:00 PM

CURRENT OWNER

MONTERO, FABIAN CAMPOVERDE,
LUIS R & ROSA L
1095 PHINNEY'S LANE

CENTERVILLE MA 02632

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	
	4 Gas		
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	124/83
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 2	PP STATU	
#DL 2			
GIS ID	F_979731_2708110	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	278,900	278,900
RES LAND	1010	153,600	153,600
	Total	432,500	432,500

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
MONTERO, FABIAN CAMPOVERDE, & M	30367	0224	03-22-2017	U	I	270,000	1
CROWLEY, MARIE REYNOLDS, ESTATE	30684	0350	09-17-2016	U	I	0	1F
CROWLEY, MARIE R	30685	0001	02-09-1993	U	I	0	1F
CROWLEY, JOSEPH W & MARIE R	1486	0389	10-02-1970	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	240,500	2022	1010	208,100	2021	1010	160,000
	1010	139,600		1010	103,400		1010	103,400
							1010	11,900
	Total	380,100		Total	311,500		Total	275,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	241,300
Appraised Xf (B) Value (Bldg)	25,700
Appraised Ob (B) Value (Bldg)	11,900
Appraised Land Value (Bldg)	153,600
Special Land Value	0
Total Appraised Parcel Value	432,500
Valuation Method	C
Total Appraised Parcel Value	432,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-3657	11-02-2018	835	Sid/Wind/Roof/	10,000		100		siding, windows, doors and ro
73036	11-17-2003	NR	New Roof	4,200	01-06-2004	100	01-01-2004	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-28-2020	WD			FR	Field Review
02-22-2018	SR	02		03	Cycl Insp Comp

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	0.390	AC	176,344.00	2.23277	1.0000	5	1.00	0105	1.000		1.0000	393,740.8	153,600

Total Card Land Units 0.39 AC | Parcel Total Land Area 0.39 | Total Land Value 153,600

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CONSTRUCTION DETAIL

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		
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	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

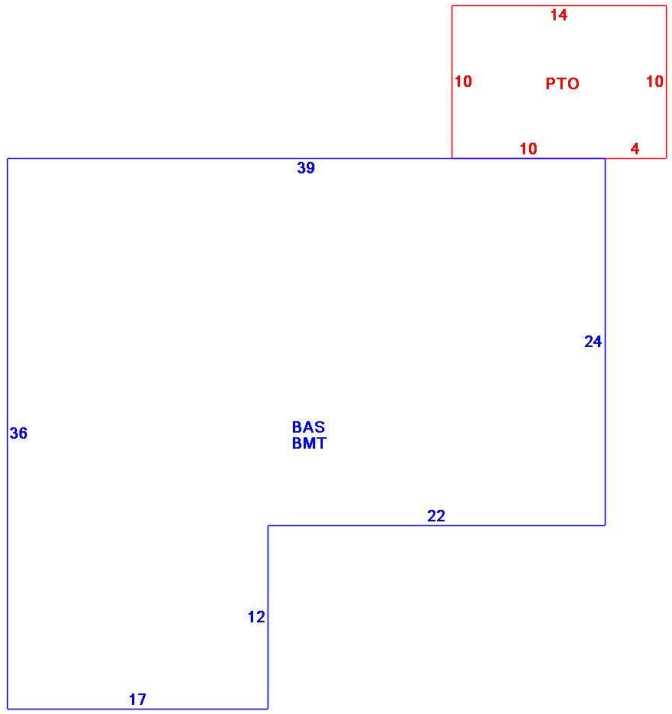
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	326,017
Year Built	1958
Effective Year Built	1985
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	241,300
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	1987		74		0.00	3,700
FGR2	Garage- Avg-	L	576	50.00	1958		39	00	1.00	11,200
BRR	Bsmt Rec Rm-	B	100	8.05	1987		74		0.00	600
PAT1	Patio- Average	L	140	5.89	1992		73		0.00	700
BMT	Basement-Unfi	B	1,140	26.01	1987		74		0.00	21,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,140	1,140	1,140	285.98	326,017
BMT	Basement Area	0	1,140	0	0.00	0
PTO	Patio	0	140	0	0.00	0
	Ttl Gross Liv / Lease Area	1,140	2,420	1,140		326,017