

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COHAN, ROBERT L & BEVERLY A						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
1160 PHINNEYS LN #2B						RESIDNTL	1020	304,200	304,200	
CENTERVILLE MA 02632		<b>SUPPLEMENTAL DATA</b>								
		Alt Prcl ID		Plan Ref. 370/47						
		Split Zonin RC-1;B		Land Ct#						
		BID Parcel		#SR						
		ResExpt Q YES:		Life Estate						
		#DL 1 UNIT B		PP STATU						
		#DL 2 BLDG 2								
		GIS ID F_980361_2708374		Assoc Pid#						
						Total		304,200	304,200	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COHAN, ROBERT L & BEVERLY A		12194 0150	04-12-1999	Q	I	104,400	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SOLLOWS, S LORRAINE		4620 0262	07-15-1985	U	I	100	A	2023	1020	254,800	2022	1020	222,900	2021	1020	213,100
SHIELDS, THOMAS CONFIRM		5419 0015	06-15-1983	U	I	0	U								1020	3,400
						Total		254,800	Total		222,900	Total		216,500		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
2018	5C	RESIDENTIAL EXEMPTION	0.00														
			Total			0.00											
<b>ASSESSING NEIGHBORHOOD</b>								<b>APPRAISED VALUE SUMMARY</b>									
Nbhd		Nbhd Name		B		Tracing		Batch									
0001								HYAN									
<b>NOTES</b>												Appraised Bldg. Value (Card)				278,100	
												Appraised Xf (B) Value (Bldg)				22,700	
												Appraised Ob (B) Value (Bldg)				3,400	
												Appraised Land Value (Bldg)				0	
												Special Land Value				0	
												Total Appraised Parcel Value				304,200	
												Valuation Method				C	
												Total Appraised Parcel Value				304,200	

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	
201203868	06-27-2012	IN	Insulation	1,213	06-30-2012	100	06-30-2012	INSULATE-AIR SEAL	04-28-2020	WD			FR	Field Review	
200904597	10-01-2009	NW	New Windows	3,800	06-30-2010	100	06-30-2010	6 VINYL REPL WINDOWS	12-10-2018	SR	02		03	Cycl Insp Comp	
									08-01-2017	LH	03		16	In Office Review	
									07-31-2015	TP	03		16	In Office Review	
									04-19-2013	TP	03		16	In Office Review	
									11-16-1999	JG			03	Cycl Insp Comp	

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	SPLI	4		0 SF	0.00	1.00000	5	1.00	0001	1.000		0.0000	0	0		
Total Card Land Units						0	SF	Parcel Total Land Area						0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Bedrm Func	C	Average			
Stories	2	2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2	2 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1163				
Bath Split	20	2 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104212	C 0090	Owne 6.2
	ARBOR TERRACE	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	MKT0	MKT0	100

COST / MARKET VALUATION	
Building Value New	323,371
Year Built	1983
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
Cns Sect Rcnd	278,100
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
BMT	Basement-Unfi	B	612	26.01	2003		86		0.00	16,700
FPL3	Fireplace 2 sto	B	1	7000.00	2003		86		0.00	6,000
WDC	Wood Deck w/	L	96	18.00	2001		64		0.00	2,000
PAT2	Patio-Good	L	144	9.94	2001		82		0.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	642	642	642	280.70	180,212
BMT	Basement Area	0	612	0	0.00	0
FUS	Upper Story	510	510	510	280.70	143,159
PTO	Patio	0	144	0	0.00	0
WDK	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		1,152	2,004	1,152		323,371

