

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DAVIDSON, JOHN R						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
1160 PHINNEY'S LANE, 4A						RESIDNTL	1020	329,700	329,700	
CENTERVILLE MA 02632		<b>SUPPLEMENTAL DATA</b>								
		Alt Prcl ID Split Zonin RC-1;B BID Parcel ResExpt Q YES: #DL 1 UNIT A #DL 2 BLDG 4 GIS ID F_980361_2708374				Plan Ref. 370/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 329,700 329,700		<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DAVIDSON, JOHN R		26381 0045	06-01-2012	Q	I	182,500	00	Year	Code	Assessed	Year	Code	Assessed
CONNOLLY, THOMAS J		24395 0064	03-02-2010	Q	I	169,000	00	2023	1020	275,500	2022	1020	240,600
PROUT, RICHARD R		3753 0281	05-15-1983	Q	I	59,375	U	2021	1020	210,300	2021	1020	2,000
								Total		275,500	Total		240,600
								Total			Total		212,300

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2014	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 305,000			
			Total				0.00		Appraised Xf (B) Value (Bldg) 22,700			

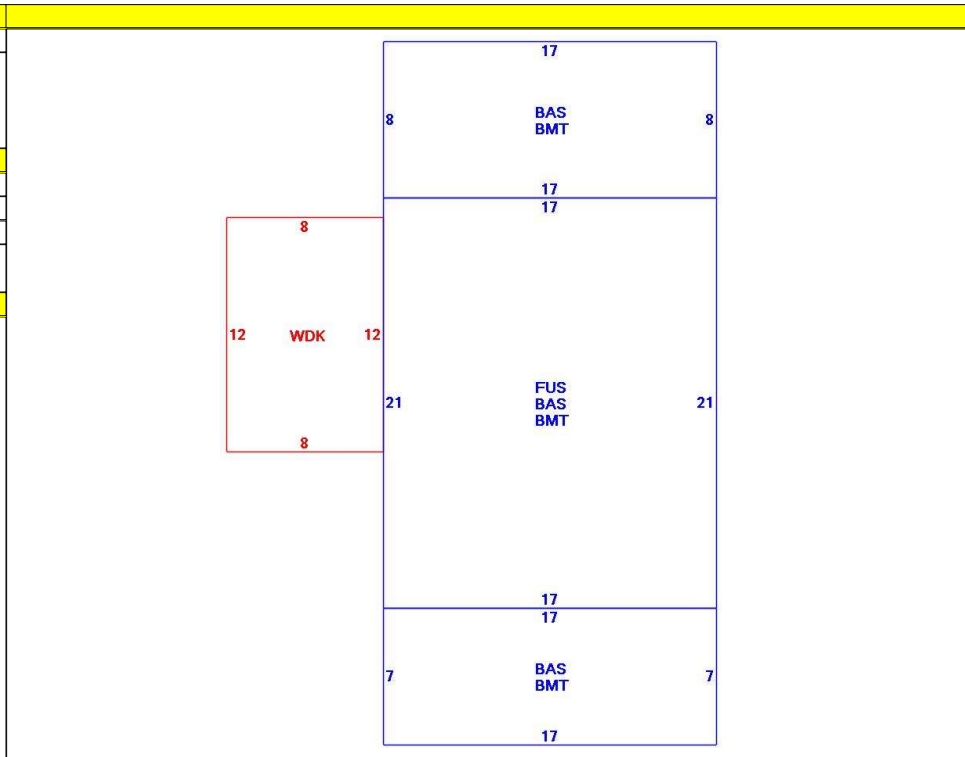
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch HYAN

NOTES			
Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 329,700 Valuation Method C Total Appraised Parcel Value 329,700			

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-22-3	03-04-2022	835	Sid/Wind/Roof/	2,300		100		Air sealing, weatherstrip attic a	04-28-2020	WD			FR	Field Review
EXPC-22-1	03-04-2022	835	Sid/Wind/Roof/	2,300		100		Air sealing, weatherstrip attic a	12-10-2018	SR	02		03	Cycl Insp Comp
									03-28-2014	GC	03		16	In Office Review
									03-28-2014	TR	22		22	Change of Address
									07-24-2013	DR	22		22	Change of Address
									04-19-2013	TP	03		16	In Office Review
									03-11-2013	TR	03		16	In Office Review

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	1012				
Bath Split	20	2 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					
<b>CONDO DATA</b>					
Parcel Id	104212	C 0090	Ownr	6.2	
	ARBOR TERRACE	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr	END	END UNIT	128		
Condo Unit	MKT0	MKT0	100		
<b>COST / MARKET VALUATION</b>					
Building Value New		354,679			
Year Built		1983			
Effective Year Built		2001			
Depreciation Code		A			
Remodel Rating					
Year Remodeled		14			
Depreciation %		0			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		86			
Percent Good		305,000			
Cns Sect Rcnd					
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	612	612	612	366.03	224,008
BMT	Basement Area	0	612	0	0.00	0
FUS	Upper Story	357	357	357	366.03	130,671
WDK	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		969	1,677	969		354,679

