

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FRANGIONE, LISA						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
1160 PHINNEYS LANE UNIT 4C						RESIDNTL	1020	302,800	302,800	
CENTERVILLE MA 02632		SUPPLEMENTAL DATA				Total		302,800	302,800	VISION
Alt Prcl ID Split Zonin RC-1;B BID Parcel ResExpt Q YES: #DL 1 UNIT C #DL 2 BLDG 4 GIS ID F_980361_2708374		Plan Ref. 370/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FRANGIONE, LISA		9942	0275	11-15-1995	Q	I	76,000	U	Year	Code	Assessed	Year	Code	Assessed
MCEVOY, KRISTIN G		5768	0069	06-15-1987	U	I	1	A	2023	1020	253,400	2022	1020	221,500
MCEVOY, RORY J		3777	0330	06-15-1983	Q	I	65,773	U	Total		253,400	Total		221,500
		Total								Total		Total		215,100

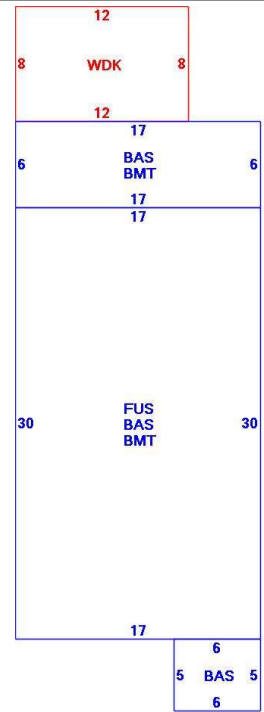
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2015	5C	RESIDENTIAL EXEMPTION	0.00															
Total		0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0001						HYAN											
NOTES																	
Appraised Bldg. Value (Card)										278,100							
Appraised Xf (B) Value (Bldg)										22,700							
Appraised Ob (B) Value (Bldg)										2,000							
Appraised Land Value (Bldg)										0							
Special Land Value										0							
Total Appraised Parcel Value										302,800							
Valuation Method										C							
Total Appraised Parcel Value										302,800							

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	
18-3785	11-16-2018	835	Sid/Wind/Roof/	3,600		100		Replacement Windows (4)	04-28-2020	WD			FR	Field Review	
									12-10-2018	SR	02		03	Cycl Insp Comp	
									08-05-2014	GC	03		16	In Office Review	
									04-19-2013	TP	03		16	In Office Review	
									01-09-2004	AM	01		00	Meas/Listed-Interior Acces	
									10-15-1997	LK	01		00	Meas/Listed-Interior Acces	

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	1165				
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

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
WDK	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		1,152	1,860	1,152		323,371

