Property Location 67 OLD PHINNEY'S LANE | Map ID 276/ 026/ / / | Bldg Name | State Use 1010
Vision ID 21292 | Account # 186435 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 10:34:29 PM

CURRENT OWNER

POIRIER, EDWARD J

PO BOX 1164

BARNSTABLE MA 02630

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved	9	Rear Location
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	139/21
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT2	PP STATU	
#DL 2			
GIS ID	F_981506_2713487	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	100,900	100,900
RES LAND	1010	154,200	154,200
	Total	255,100	255,100

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
POIRIER, EDWARD J	24018	0073	09-08-2009	Q	I	200,000	00
LYNCH, PHILIP C	20636	0140	01-06-2006	Q	I	195,000	00
COFRAN, DOUGLAS A & JONES, ALISON	10844	0259	07-10-1997	Q	I	52,500	00
JONES, WILLIAM 3RD A & BARBARA J	2975	0177	08-30-1979	Q		18,000	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	98,500	2022	1010	63,400	2021	1010	61,500
	1010	140,200		1010	103,800		1010	103,800
							1010	2,600
	Total	238,700		Total	167,200		Total	167,900

EXEMPTIONS

Year	Code	Description	Amount
2011	5C	RESIDENTIAL EXEMPTION	0.00
		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)	98,100
Appraised Xf (B) Value (Bldg)	200
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	154,200
Special Land Value	0
Total Appraised Parcel Value	255,100
Valuation Method	C
Total Appraised Parcel Value	255,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0105				BARNS

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-11-2020	DM			FR	Field Review
10-03-2016	SR	01		03	Cycl Insp Comp
01-04-2011	MA	03		16	In Office Review
02-17-2010	TP	03		16	In Office Review
10-19-2009	MA	22		22	Change of Address
01-02-2001	PT	01		00	Meas/Listed-Interior Acces
10-21-2000	PT	02		01	Meas/Est

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	RG	1	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

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	36	Cottage
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	04	Electric
Heat Type	07	Elec Baseboard
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	4	4 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	09	Blk/Pour Ftgs
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

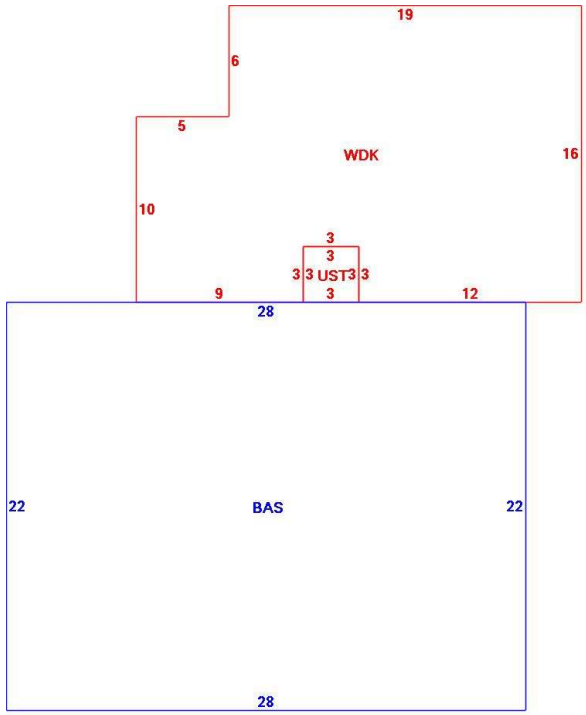
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	125,744
Year Built	1960
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	98,100
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
WDC	Wood Deck w/	L	345	18.00	1990		42		0.00	2,600
UST	Utility Storage-	B	9	17.11	1993		78		0.00	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	616	616	616	204.13	125,744
UST	Utility Enclosure	0	9	0	0.00	0
WDK	Wood Deck	0	345	0	0.00	0
	Ttl Gross Liv / Lease Area	616	970	616		125,744