

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PINCKNEY, ROBERT W & BARBARA J PINCKNEY REVOCABLE TRUST 90 JEFFERSON RD					Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
FRANKLIN MA 02038					RESIDNTL	1010	430,800	430,800		
					RES LAND	1010	121,400	121,400	VISION	
SUPPLEMENTAL DATA					Total					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 51 #DL 2 GIS ID F_983882_2696352					Plan Ref. 110/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
					Total				552,200	552,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
PINCKNEY, ROBERT W & BARBARA J TR		33603 0180	12-22-2020	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed		
TOMASIAN HOMES CORPORATION		32377 0297	10-15-2019	Q	V	85,000	00	2023	1010	370,800	2022	1010	316,500		
LEANDER, PAUL H & LEANDER, KAREN		10898 0087	08-13-1997	U	V	1	1A		1010	120,000	2021	1300	85,300		
ALGER, JOHN R		10898 0083	08-13-1997	U	V	1	1A	Total							
MATTHEWS, FREDERICK ESTATE OF		10878 0306	07-31-1997			0		490,800		Total		401,800		Total	85,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			400,600
Appraised Xf (B) Value (Bldg)			30,200
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			121,400
Special Land Value			0
Total Appraised Parcel Value			552,200
Valuation Method			C
Total Appraised Parcel Value			552,200

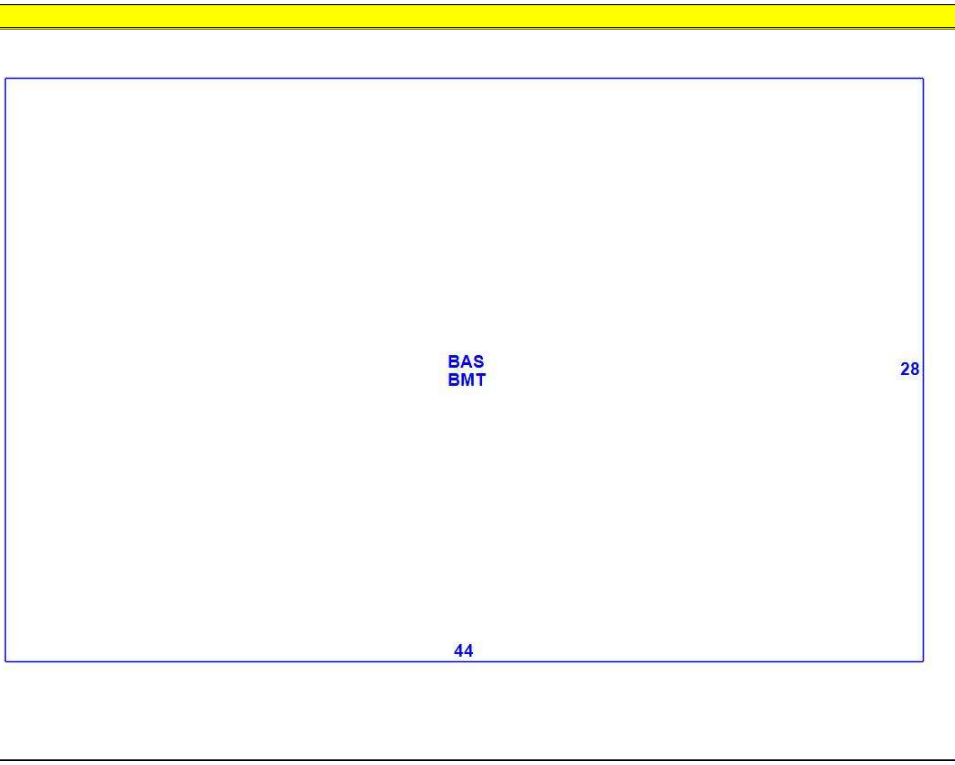
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1481	07-15-2020	824	New Cons1-2fa	160,000	09-17-2020	100	06-30-2021	Construction of new 1206 SF	08-24-2021	BM	03		16	In Office Review
85511	07-18-2005	NR	New Roof	6,000		100			07-08-2021	BM	22		22	Change of Address
									09-17-2020	SR	01		02	Bldg Permit Completed
									05-26-2020	WD			FR	Field Review
									03-02-2020	SAF			20	Sale Review

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	RB	4	0.180 AC	176,344.00	4.43465	1.0000	5	0.75	0106	1.150	TOPO		1.0000	674,498.1
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			121,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	404,663
Year Built	2020
Effective Year Built	2018
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	99
RCNLD	400,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



BAS
BMT

28

44

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	1,232	26.01			99		0.00	30,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,232	1,232	1,232	328.46	404,663
BMT	Basement Area	0	1,232	0	0.00	0
Ttl Gross Liv / Lease Area		1,232	2,464	1,232		404,663

