

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PHELAN, PAUL A JR & PATRICIA TRS PAUL A PHELAN JR TRUST 12 SLEIGH ROAD CHELMSFORD MA 01824-4229		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	697,200	697,200
			6 Septic			RES LAND	1010	172,100	172,100
SUPPLEMENTAL DATA						Total			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 23 #DL 2 GIS ID F_983885_2697336				Plan Ref. 38/91 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#		869,300			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PHELAN, PAUL A JR & PATRICIA TRS		30328 0010	03-02-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PHELAN, PAUL A JR & PATRICIA TRS		26006 0328	01-17-2012	U	I	1	1F	2023	1010	616,800	2022	1010	515,700	2021	1010	332,100	
PHELAN, PAUL A JR		13150 0014	07-27-2000	U	V	0	1A		1010	170,000		1010	120,900		1010	120,900	
PHELAN, PAULA		1414 0955	10-03-1968	U		0						1010			1010	8,400	
Total								786,800		Total		636,600		Total		461,400	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 635,200 Appraised Xf (B) Value (Bldg) 48,500 Appraised Ob (B) Value (Bldg) 13,500 Appraised Land Value (Bldg) 172,100 Special Land Value 0 Total Appraised Parcel Value 869,300 Valuation Method C
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			Batch HYAN

NOTES														

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
BLDR-23-56	05-04-2023	839	Solar Panel-Re	25,000		0		Install 4.86 kW solar panels on		06-07-2021	SR	02		02	Bldg Permit Completed
20-1152	05-13-2020	804	Addn Alt-Res	100,000	06-07-2021	100	06-30-2021	Adding a two car garage and f		07-20-2020	SR	01		13	CALL BACK
16-3193	10-31-2016	835	Sid/Wind/Roof/	6,300	07-20-2020	100	06-30-2020	re-roof stripping old shingles -		05-26-2020	WD			FR	Field Review
200904817	10-19-2009	IN	Insulation	425	07-20-2020	100	06-30-2020	INSULATE ATTIC & BMT		01-26-2018	SR	02		03	Cycl Insp Comp
61651	06-07-2002	OB	Out Building	1,000	09-20-2002	100	01-01-2003	FENCE NV		10-14-2011	RB	03		16	In Office Review
40708	08-27-1999	DW	Dwelling	108,000	05-23-2001	100	01-01-2001	3BDRM		05-23-2001	MF	01		00	Meas/Listed-Interior Acces
										06-09-2000	MF	04		44	Drive by inspection only

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	0.270 AC	176,344.00	3.14262	1.0000	5	1.00	0106	1.150			1.0000	637,307.2	172,100	
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value					172,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		648,120
Year Built		2000
Effective Year Built		2016
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		2
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		98
RCNLD		635,200
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	1,008	26.01	2018		98		0.00	26,200
SHED	Shed	L	80	18.00	2019		100		0.00	1,400
WDC	Wood Deck w/	L	56	18.00	2020		100		0.00	2,700
GAR	Attached Gara	B	668	40.00	2018		98		0.00	22,300
WDC	Deck comp w	L	342	28.00	2020		100		0.00	9,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,596	1,596	1,596	235.68	376,145
BMT	Basement Area	0	1,008	0	0.00	0
GAR	Attached Garage	0	668	0	0.00	0
TQS	Three Quarter Story	1,154	1,776	1,154	153.14	271,975
WDC	WDC	0	56	0	0.00	0
WDC	Wood Deck	0	382	0	0.00	0
Ttl Gross Liv / Lease Area		2,750	5,486	2,750		648,120

