

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
PHELAN, THOMAS J & IRENE F TRS THOMAS J & IRENE F PHELAN TRS 15 WINTER STREET MAYNARD MA 01754		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	368,900	368,900		
		6 Septic				RES LAND	1010	172,800	172,800		
SUPPLEMENTAL DATA						Total				541,700	541,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 28 #DL 2 GIS ID F_984021_2697242				Plan Ref. 38/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PHELAN, THOMAS J & IRENE F TRS		35254 093	07-18-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PHELAN, THOMAS J & IRENE F		25410 0206	04-28-2011	U	I	1	1A	2023	1010	316,400	2022	1010	256,100	2021	1010	226,500
PHELAN, THOMAS J		16357 0188	02-06-2003	U	I	1	1A		1010	170,800		1010	121,400		1010	121,400
PHELAN, PAULA & MARY		1419 0246	11-13-1968	U		0									1010	4,500
Total								487,200	Total	377,500	Total	352,400				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2012	5C	RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106				HYAN				

NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)	347,300			
				Appraised Xf (B) Value (Bldg)	17,100			
				Appraised Ob (B) Value (Bldg)	4,500			
				Appraised Land Value (Bldg)	172,800			
				Special Land Value	0			
				Total Appraised Parcel Value	541,700			
				Valuation Method	C			
				Total Appraised Parcel Value	541,700			

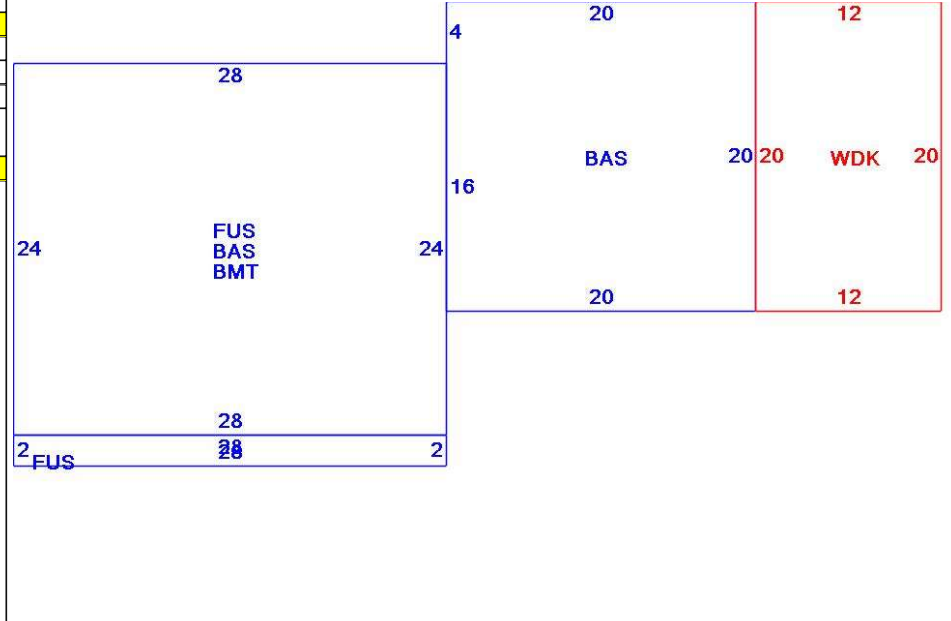
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B29110	03-01-1986	AD	Addition	3,600	01-15-1988	100		HY PORCH		05-26-2020	WD			FR	Field Review
										11-22-2017	SR	01		03	Cycl Insp Comp
										05-10-2012	LH	03		16	In Office Review
										01-11-2010	MA	22		22	Change of Address
										02-12-2002	PT	01		00	Meas/Listed-Interior Acces
										06-15-1988	ML	01		00	Meas/Listed-Interior Acces

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	0.290 AC	176,344.00	2.93869	1.0000	5	1.00	0106	1.150		1.0000	595,954.5	172,800
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			172,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 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	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 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	418,446
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	347,300
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 Decking	L	240	20.00	1999		60		0.00	3,100
BMT	Basement-Unfi	B	672	26.01	1999		83		0.00	17,100
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,072	1,072	1,072	232.47	249,208
BMT	Basement Area	0	672	0	0.00	0
FUS	Upper Story	728	728	728	232.47	169,238
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,800	2,712	1,800		418,446

