

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
JOHNSON, CHRISTOPHER M 1776 PHINNEY'S LANE BARNSTABLE MA 02630		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1010 1010	299,200 183,300	299,200 183,300		
		4	Gas																		
		6	Septic																		
SUPPLEMENTAL DATA										Total		482,500	482,500								
Alt Prcl ID		Split Zonin		Plan Ref.		416/17															
BID Parcel		ResExpt Q		Land Ct#		#SR															
#DL 1		LOT 3		Life Estate		PP STATU															
#DL 2				Assoc Pid#																	
GIS ID		F_982428_2714165																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
JOHNSON, CHRISTOPHER M				32225	0236	08-16-2019	Q	I			300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REYNOLDS, DAVID ALAN				5219	0298	07-30-1986	Q	V			135,000	U	2023	1010	242,400	2022	1010	193,600	2021	1010	164,300
BLAKELY, GEORGE W TR				5051	0183	04-30-1986	U	V			194,000	N		1010	167,300		1010	125,800		1010	125,800
CASH, ARTHUR JR & EMMA LOUISE				1285	0615	01-04-1965	U				0									1010	2,400
		Total										Total		409,700	Total		319,400	Total		292,500	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int									
Total				0.00																	
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				240,000							
0105								BARNs		Appraised Xf (B) Value (Bldg)				19,800							
												Appraised Ob (B) Value (Bldg)				39,400					
												Appraised Land Value (Bldg)				183,300					
												Special Land Value				0					
												Total Appraised Parcel Value				482,500					
												Valuation Method				C					
												Total Appraised Parcel Value				482,500					
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-22-13	05-01-2023	804	Addn Alt-Res	12,000		0		Change use of 2nd floor of gar				07-12-2023	SR	02		02	Bldg Permit Completed				
EXPR-21-1	09-09-2021	835	Sid/Wind/Roof/	1,500	06-30-2022	100	06-30-2022	Replacing windows and siding				06-24-2022	SR	01		13	CALL BACK				
20-2413	11-12-2020	882	Det Gar - Res	20,000	06-30-2023	100	06-30-2023	Construct 18' x 28" 1 car detac				07-14-2020	CK	02		02	Bldg Permit Completed				
19-3709	11-22-2019	839	Solar Panel-Re	16,000	06-30-2020	100	06-30-2020	Install 4.41kw solar panels on r				05-07-2020	DM			FR	Field Review				
19-1982	06-14-2019	835	Sid/Wind/Roof/	5,000	06-30-2019	100	06-30-2019	Roof				03-10-2020	SAF			20	Sale Review				
											02-27-2017	JR	03		03	Cycl Insp Comp					
											03-16-2016	TR	03		16	In Office 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	RG	1	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000			1.0000	176,344	176,300			
1	1010	Single Fam M-0	RG	1	0.490	AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000			1.0000	14,250	7,000			
Total Card Land Units					1.49	AC	Parcel Total Land Area					1.49	Total Land Value					183,300			

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	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	342,843
Year Built	1949
Effective Year Built	1980
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	240,000
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1982		70		0.00	4,200
SHED	Shed	L	140	18.00	1990		42		0.00	1,100
BMT	Basement-Unfi	B	780	26.01	1982		70		0.00	15,600
WDC	Wood Deck w/	L	92	18.00	1990		42		0.00	1,300
SOL1	Solar PV Pane	B	14	860.00	1982		0		0.00	0
FGR6	Gar w/Lft Avg	L	504	60.00	2022		100	C	1.00	30,200
PAT2	Patio-Good	L	389	9.94	2023		100		0.00	3,800
FPIT	Fire Pit	L	1	3010.00	2023		100	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	257.39	222,385
BMT	Basement Area	0	780	0	0.00	0
PTO	Patio	0	389	0	0.00	0
TQS	Three Quarter Story	468	720	468	167.30	120,459
WDC	Wood Deck	0	92	0	0.00	0
Ttl Gross Liv / Lease Area		1,332	2,845	1,332		342,844

