

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
VANCOR, KENNETH 1876 PHINNEYS LANE BARNSTABLE MA 02630		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	229,100	229,100	
			6 Septic			RES LAND	1010	161,200	161,200	
SUPPLEMENTAL DATA						Total		390,300	390,300	
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1				#SR						
#DL 2				Life Estate						
GIS ID F_982797_2715112				PP STATU						
				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
VANCOR, KENNETH		17186	0337	07-01-2003	Q	I	270,000	00	Year	Code	Assessed	Year	Code	Assessed
POIRE, FELIX & AURORE L		1010	0062	07-18-1958	U		0		2023	1010	206,300	2022	1010	173,900
										1010	146,600		1010	108,600
												2021	1010	2,000
									Total		352,900	Total		282,500
									Total			Total		259,700

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					
0105				BARNS	Appraised Bldg. Value (Card)	201,000			
					Appraised Xf (B) Value (Bldg)	26,100			
					Appraised Ob (B) Value (Bldg)	2,000			
					Appraised Land Value (Bldg)	161,200			
					Special Land Value	0			
					Total Appraised Parcel Value	390,300			
					Valuation Method	C			
					Total Appraised Parcel Value	390,300			

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-07-2020	DM			FR	Field Review
										02-27-2017	JR	01		03	Cycl Insp Comp
										11-26-2003	PT	01		00	Meas/Listed-Interior Acces
										10-28-2000	PT	01		00	Meas/Listed-Interior Acces

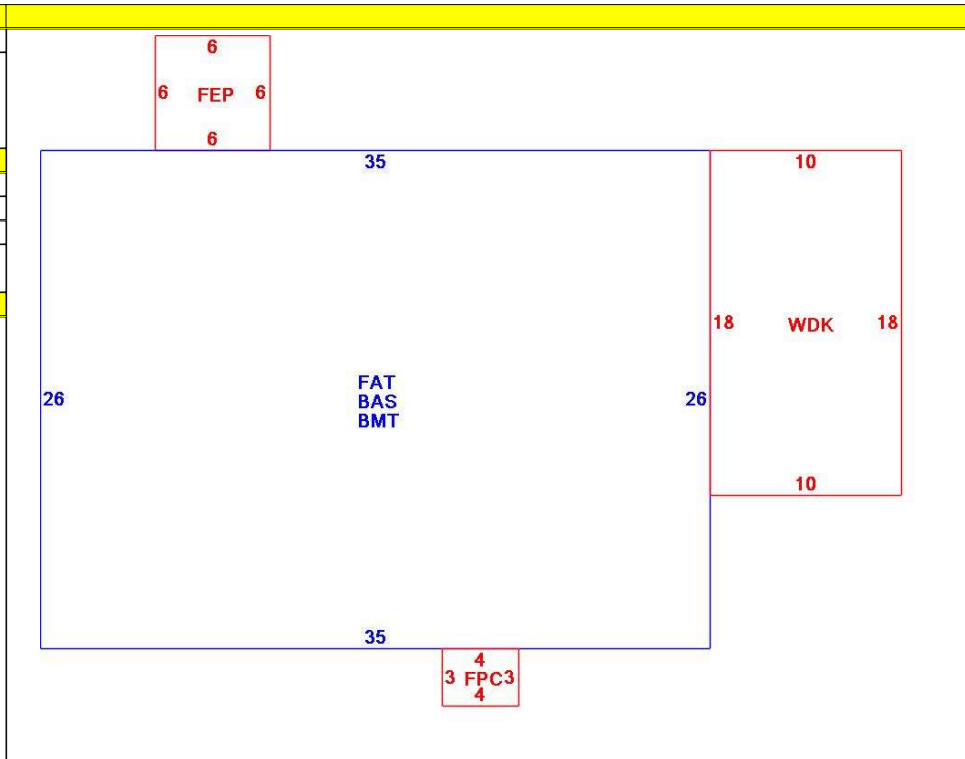
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
19-1454	04-30-2019	835	Sid/Wind/Roof/	20,000		100		reside		05-07-2020	DM			FR	Field Review

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	0.550	AC	176,344.00	1.66254	1.0000	5	1.00	0105	1.000		1.0000	293,171.9	161,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.4				
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	283,098
Year Built	1953
Effective Year Built	1982
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	201,000
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	1984		71		0.00	4,300
WDC	Wood Decking	L	180	20.00	1991		44		0.00	2,000
FOP	Open Porch-ro	B	12	55.00	1984		71		0.00	900
BMT	Basement-Unfi	B	910	26.01	1984		71		0.00	17,700
FEP	Enclosed porc	B	36	70.00	1984		71		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	910	910	910	270.39	246,055
BMT	Basement Area	0	910	0	0.00	0
FAT	Attic, Finished	137	910	137	40.71	37,043
FEP	Enclosed Porch	0	36	0	0.00	0
FPC	Open Porch Conc. Floor	0	12	0	0.00	0
WDK	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		1,047	2,958	1,047		283,098

