

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PHINNEYS BAY LLC 30 WHITEHEAD ROAD COHASSET MA 02025		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	392,600	392,600
			2 Public Water			RES LAND	1010	335,700	335,700
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_961266_2693138				Plan Ref. 105/97 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 728,300 728,300			

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PHINNEYS BAY LLC	31383	0175	07-03-2018	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
BODELL, JAMES H	11539	0192	06-30-1998	Q	I	180,000	00	2023	1010	337,000	2022	1010	293,800
FREEHAUF, PAUL F & SHIRLEY	8672	0088	07-12-1993	Q	I	149,000	U		1010	312,100		1010	215,800
WAINMAN, NELSON P & DORIS W	3396	0047	11-18-1981	U		0		Total		649,100	Total		509,600
								Total			Total		473,800

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0109				OSTVIL

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
200800944	04-23-2008	AD	Addition	10,000	08-15-2008	100	06-30-2009	FOP	06-01-2020	WD			FR	Field Review
									08-18-2017	MS	02		03	Cycl Insp Comp
									06-18-2009	TP	03		52	New Construction
									04-27-2009	JG			04	Permit/Hold as NewGrth
									08-15-2008	MK	02		02	Bldg Permit Completed
									05-23-2007	PT	02		14	Cyclical Inspection
									11-12-1999	PT			10	Desk Aerial 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	RC	3	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0109	2.200		1.0000	932,401.2	335,700

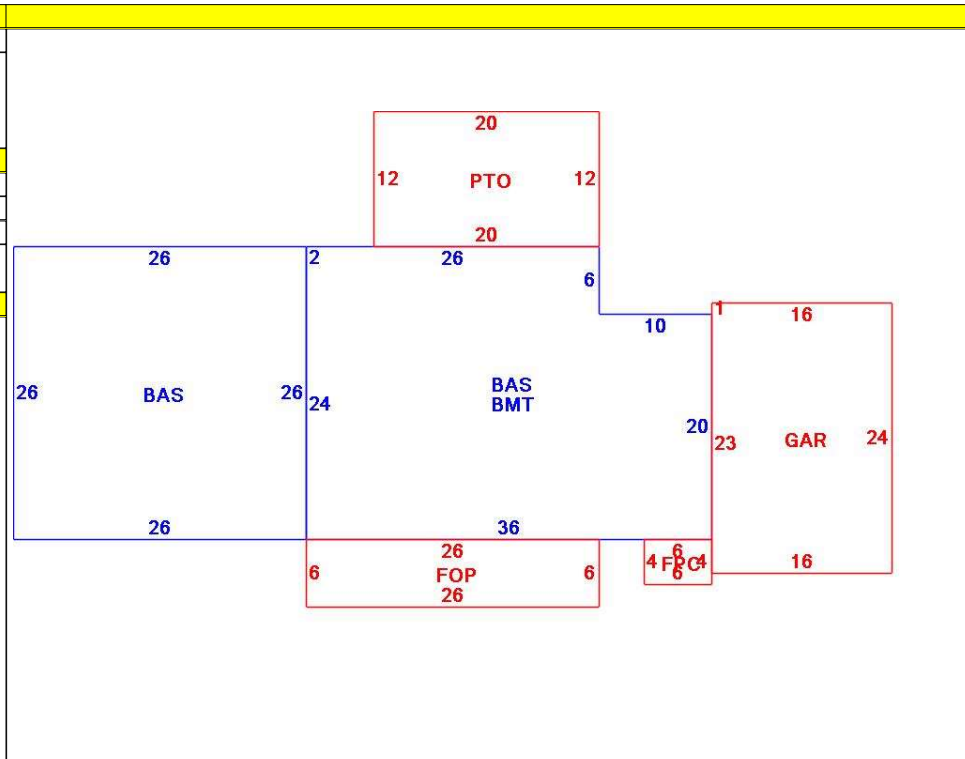
Total Card Land Units 0.36 AC Parcel Total Land Area 0.36

Total Land Value 335,700

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	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	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
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	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	460,193
Year Built	1954
Effective Year Built	1988
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	349,700
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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		76		0.00	3,800
PAT2	Patio-Good	L	240	9.94	1991		72		0.00	1,800
FOP	Open Porch-ro	B	156	55.00	1990		76		0.00	5,700
GAR	Attached Gara	B	384	40.00	1990		76		0.00	11,900
BMT	Basement-Unfi	B	876	26.01	1990		76		0.00	18,400
FOPC	Open Prch-roo	B	24	55.00	1990		76		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,552	1,552	1,552	296.52	460,193
BMT	Basement Area	0	876	0	0.00	0
FOP	Open Porch	0	156	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
PTO	Patio	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,552	3,232	1,552		460,193

