

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
LINCOLN, TIMOTHY & BRIANNE  19 HITCHING POST LN  CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	339,600	339,600		
			6 Septic		3	RES LAND	1010	152,200	152,200		
<b>SUPPLEMENTAL DATA</b>						Total				491,800	491,800
Alt Prcl ID		Split Zonin		Plan Ref.							
#DL 1 LOT 33		#DL 2		Land Ct# 32851-B (1)							
ResExpt Q YES:		Life Estate		#SR							
GIS ID F_966690_2708908		Assoc Pid#		PP STATU							

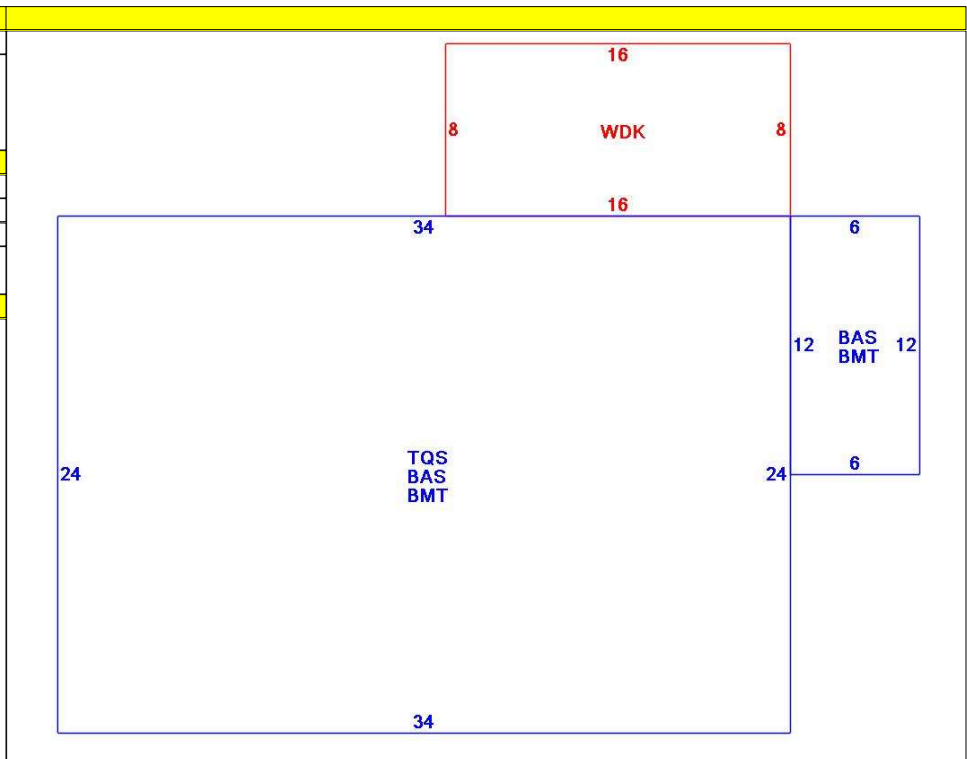
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LINCOLN, TIMOTHY & BRIANNE		C185567	0	03-28-2008	U	I	275,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BRENNAN, GERALDINE G ESTATE OF		#D10853	0	03-19-2008	U	I	0	1	2025	1010	339,600	2024	1010	321,100	2023	1010	284,200
BRENNAN, GERALD J & GERALDINE G		C93213	0	08-15-1983	Q	I	57,000	U		1010	152,200		1010	152,200		1010	138,400
Total									491,800		Total		473,300		Total		422,600

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
2024	5C	RESIDENTIAL EXEMPTION	0.00																
Total			0.00																
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch											
0105								CENVIL											
NOTES																			
Appraised Bldg. Value (Card) 310,700																			
Appraised Xf (B) Value (Bldg) 24,400																			
Appraised Ob (B) Value (Bldg) 4,500																			
Appraised Land Value (Bldg) 152,200																			
Special Land Value 0																			
Total Appraised Parcel Value 491,800																			
Valuation Method C																			
Total Appraised Parcel Value 491,800																			

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		
B36080	08-01-1993	NR	New Roof	900	01-15-1994	100		CE REROOF		10-03-2023	EG	03		16	In Office Review		
										04-24-2020	LS			FR	Field Review		
										03-28-2018	KM	02		03	Cycl Insp Comp		

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	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000				1.0000	434,987.7	152,200
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value					152,200	

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	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	22	Wide Pine			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C		Ownr	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		388,319			
Year Built		1976			
Effective Year Built		1998			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		20			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		80			
RCNLD		310,700			
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1996		80		0.00	4,800
BMT	Basement-Unfi	B	888	26.01	1996		80		0.00	19,600
WDC	Deck composit	L	128	24.00	2017		96		0.00	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	888	888	888	273.85	243,179
BMT	Basement Area	0	888	0	0.00	0
TQS	Three Quarter Story	530	816	530	177.87	145,141
WDK	Wood Deck	0	128	0	0.00	0
Ttl Gross Liv / Lease Area		1,418	2,720	1,418		388,320

