

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
CANEY, JOHN J & DEBRA M 55 PHEASANT WAY CENTERVILLE MA 02632		1 Level	2 Public Water	3 Unpaved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	644,200	644,200		
			6 Septic		3	RES LAND	1010	268,600	268,600		
SUPPLEMENTAL DATA						Total				912,800	912,800
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 32290-E							
#DL 1 LOT 28		#DL 2		Life Estate							
GIS ID F_973120_2698582		Assoc Pid#		PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CANEY, JOHN J & DEBRA M		C127786	0	09-14-1992	Q	I	236,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NICKULAS, DONALD W		C126902	0	06-16-1992	Q	V	60,000	U	2025	1010	644,200	2024	1010	608,900	2023	1010	522,800
JAXTIMER, ERNEST J ET AL		C107849	0	09-03-1986	Q	V	84,900	U		1010	268,600		1010	268,600		1010	265,700
CUNNINGHAM, KATHLEEN A TR		C99584	0	12-21-1984	Q	V	25,000	U									
POLLENZ, KENNETH A TR		C87212	0	10-29-1981	U		0										
Total									912,800	Total			877,500	Total			788,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2010	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108			CENVIL				

NOTES										APPRAISED VALUE SUMMARY							
										Appraised Bldg. Value (Card)							567,800
										Appraised Xf (B) Value (Bldg)							71,300
										Appraised Ob (B) Value (Bldg)							5,100
										Appraised Land Value (Bldg)							268,600
										Special Land Value							0
										Total Appraised Parcel Value							912,800
										Valuation Method							C
										Total Appraised Parcel Value							912,800

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
18-1492	06-06-2018	822	Insulation	5,467		100		Weatherization		03-16-2021	SR	01		03	Cycl Insp Comp
18-1656	05-23-2018	835	Sid/Wind/Roof/	3,769		100		Replacement Door (1)		05-18-2020	WD			FR	Field Review
B35137	06-01-1992	DW	Dwelling	100,000	01-15-1993	100		CE 2 STOR		09-02-2009	PT	02		14	Cyclical Inspection
										10-05-2001	PT	01		00	Meas/Listed-Interior Acces
										05-15-1993	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	RC	3	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0108	1.700				1.0000	526,580.8	268,600
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value					268,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 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	660,204
Year Built	1992
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	567,800
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
FPL3	Fireplace 2 sto	B	2	7000.00	2004		86		0.00	12,000
FPO	Ext FP Openin	B	1	2000.00	2004		86		0.00	1,700
WDC	Wood Decking	L	246	20.00	2001		64		0.00	3,400
FOP	Open Porch-ro	B	320	55.00	2004		86		0.00	10,800
GAR	Attached Gara	B	576	40.00	2004		86		0.00	17,600
BMT	Basement-Unfi	B	1,410	26.01	2004		86		0.00	29,200
WDC	Wood Deck w/	L	84	18.00	2001		54		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,410	1,410	1,410	255.70	360,530
BMT	Basement Area	0	1,410	0	0.00	0
FOP	Open Porch	0	320	0	0.00	0
FUS	Upper Story	1,172	1,172	1,172	255.70	299,675
GAR	Attached Garage	0	576	0	0.00	0
WDC	Wood Deck	0	330	0	0.00	0
Ttl Gross Liv / Lease Area		2,582	5,218	2,582		660,205

