

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KINLAN, JAMES & CAROL TRS JAMES E KINLAN FAMILY TRUST 7 LEE ROAD						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
CHESTNUT HIL MA 02467					3	RESIDNTL	1010	1,622,600	1,622,600	
SUPPLEMENTAL DATA						RES LAND	1010	388,300	388,300	VISION
Alt Prcl ID		Split Zonin RD-1;RC-2		Plan Ref. Land Ct# 14972-G		Total				
BID Parcel ResExpt Q		#DL 1 LOT 30		#SR Life Estate PP STATU				2,010,900	2,010,900	
GIS ID F_971530_2698925				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KINLAN, JAMES & CAROL TRS		C219337	0	05-08-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
KINLAN, JAMES & CAROL		C212603	0	04-18-2017	Q	I	1,130,000	00	2025	1010	1,622,600	2024	1010	1,585,500	2023	1010	1,365,600
DIAMOND, ROBERT H & CAROLINE L		C189883	0	10-27-2009	U	I	1,284,500	1		1010	388,300		1010	388,300		1010	361,000
TRAYWICK, SAMUEL C & KRISTEN M		C176601	0	05-03-2005	Q	I	1,057,500	00	Total								
JANNEY, CRAIG H & PATRICIA K		C170719	0	09-29-2003	Q	I	1,050,000	00			2,010,900			1,973,800			1,726,600

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

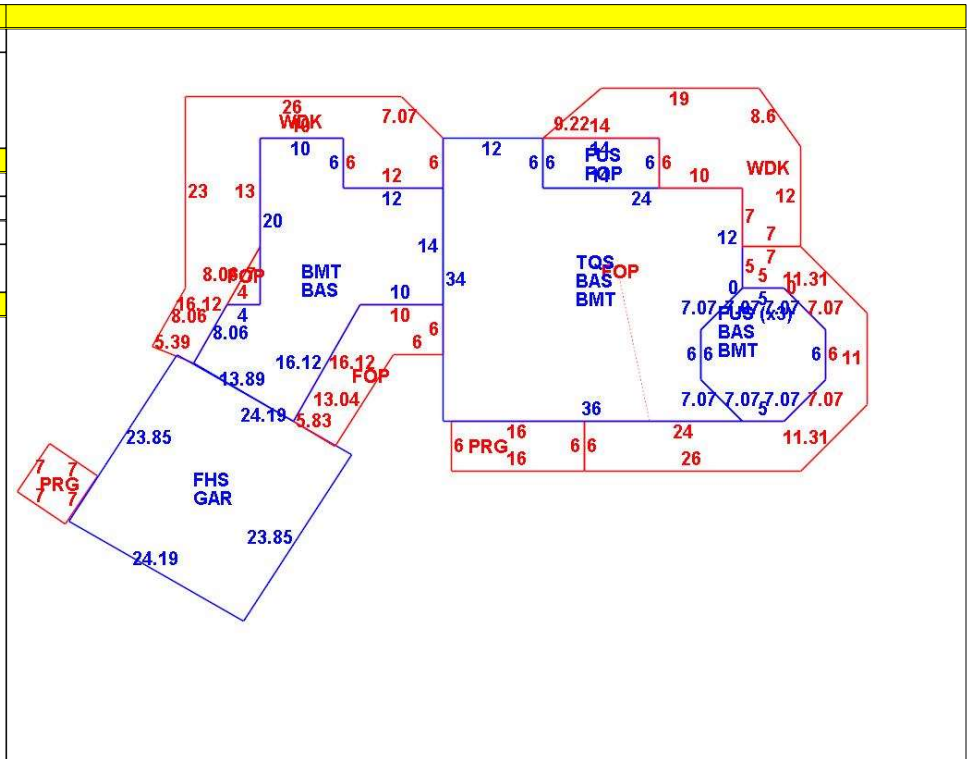
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,483,500
Appraised Xf (B) Value (Bldg)	102,200
Appraised Ob (B) Value (Bldg)	36,900
Appraised Land Value (Bldg)	388,300
Special Land Value	0
Total Appraised Parcel Value	2,010,900
Valuation Method	C
Total Appraised Parcel Value	2,010,900

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
18-2721	08-21-2018	835	Sid/Wind/Roof/	35,029		100		Replacing 34 window units. R	06-05-2020	LS			FR	Field Review
17-3575	10-16-2017	835	Sid/Wind/Roof/	20,000		100		Re-roof entire building	04-02-2018	TR	03		16	In Office Review
201206597	11-08-2012	SP	Swimming Pool	30,000	07-29-2013	100	06-30-2013	POOL 18X28-HEATED,4' CL F	08-06-2013	RB	03		02	Bldg Permit Completed
201100352	02-14-2011	FB	Finish Basemen	8,000	04-26-2011	100	06-30-2011	DIVIDE FIN BMT AREA INTO	04-25-2013	RB	03		13	CALL BACK
17971	09-18-1997	AD	Addition	80,000	01-01-1997	100	01-01-1997	Garage &&	05-02-2011	RB	03		03	Cycl Insp Comp
B36938	08-01-1994	AD	Addition	120,000	01-01-1997	100	01-01-1997	CE ADD'N	04-26-2011	MK	02		52	New Construction
									03-03-2011	RB	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	SPLI	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0109	2.200		1.0000	387,956.8	388,000
1	1010	Single Fam M-0	SPLI	3	0.010	AC 14,250.00	1.00000	1.0000	0	1.00	0109	2.200		1.0000	31,350	300
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			388,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr		0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,561,554		
Year Built			1995		
Effective Year Built			2017		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
RCNLD			1,483,500		
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	1	7000.00	2015		95		0.00	6,700
WDC	Wood Decking	L	716	20.00	2003		68		0.00	8,900
BFA1	Bsmt Fin-Goo	B	500	32.56	2015		95		0.00	15,500
FOP	Open Porch-ro	B	556	55.00	2015		95		0.00	20,200
GAR	Attached Gara	B	576	40.00	2015		95		0.00	19,400
BMT	Basement-Unfi	B	1,751	26.01	2015		95		0.00	38,000
PRG1	Pergola-Avg	L	145	18.00	2004		60	C	1.00	1,600
SPL2	Pool Vinyl	L	504	55.00	2012		76	00	1.00	21,100
FPLG	Gas Fireplace-	B	1	2500.00	2015		95		0.00	2,400
SPH2	Pool Heater 50	L	1	3081.00	2012		86		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,751	1,751	1,751	464.89	814,016
BMT	Basement Area	0	1,751	0	0.00	0
FHS	Half Story	288	576	288	232.44	133,887
FOP	Open Porch	0	556	0	0.00	0
FUS	Upper Story	654	654	654	464.89	304,036
GAR	Attached Garage	0	576	0	0.00	0
PRG	Pergola	0	145	0	0.00	0
TQS	Three Quarter Story	666	1,025	666	302.06	309,614
WDK	Wood Deck	0	718	0	0.00	0
Ttl Gross Liv / Lease Area		3,359	7,752	3,359		1,561,553



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EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									APPRAISED VALUE SUMMARY			
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Total Card Land Units					Parcel Total Land Area					Total Land Value							

