

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
CHIN, PHILLIP & SHERIDA 271 PINE STREET CENTERVILLE MA 02632				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1090 1090	Assessed		Assessed		801 FY2025 BARNSTABLE, MA VISION			
						4	Gas							653,200	653,200						
						6	Septic			3				198,100	198,100						
SUPPLEMENTAL DATA												Total		851,300	851,300						
Alt Prcl ID Split Zonin RD-1;RC BID Parcel ResExpt Q YES: #DL 1 LOT 1 #DL 2 GIS ID F_976148_2700293				Plan Ref. 240/123 Land Ct# #SR Life Estate PP STATU Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHIN, PHILLIP & SHERIDA FRANK, SCOTT M & MARILDA D HESLINGA, STEVEN GERALD & LYNN OBRIEN, MARY K				34154	185	05-27-2021	Q	I	750,000	00	2025	1090 1090	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				12265	0213	05-13-1999	U	I	300,000	1			653,200	2024	1090	672,500	2023	1090	538,900		
				4580	0286	06-15-1985	Q	I	75,000	U			198,100	1090	198,100	1090	195,700				
				2095	0135	09-12-1974	U		0		Total	851,300	Total	870,600	Total	734,600					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 580,400 Appraised Xf (B) Value (Bldg) 47,100 Appraised Ob (B) Value (Bldg) 25,700 Appraised Land Value (Bldg) 198,100 Special Land Value 0 Total Appraised Parcel Value 851,300 Valuation Method C Total Appraised Parcel Value 851,300							
2023	5C	RESIDENTIAL EXEMPTION		0.00																	
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0106								CENVIL													
NOTES																					
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				
BLDR-23-15	02-21-2023	880	Alt-Int work-Res	5,000		100		Bathroom renovation. currently change of use from commercia CE REMOD'				11-15-2022	JO			16	In Office Review				
16-1190	06-13-2016	806	Amnesty w Con	30,000	02-15-2017	100	06-30-2017					12-21-2021	BM	03		16	In Office Review				
20061857	08-02-2006	SP	Swimming Pool	10,000	08-08-2007	100	06-30-2007					06-01-2020	DM			FR	Field Review				
71582	09-17-2003	AD	Addition	150,000	11-10-2004	100	01-01-2005					04-13-2017	JR	01		02	Bldg Permit Completed				
B28671	11-01-1985	RE	Remodel	30,000	01-15-1986	100	12-31-1986					02-11-2014	GC	03		16	In Office Review				
												01-05-2010	PT	04		44	Drive by inspection only				
												03-27-2009	NF	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	1090	Multi Hses M-01	SPLI	3	0.750	AC	176,344.00	1.30239	1.0000	5	1.00	0106	1.150				1.0000	264,128.0	198,100		
Total Card Land Units					0.75	AC	Parcel Total Land Area					0.75	Total Land Value								198,100

Property Location 271 PINE STREET (HY,CENT)
Vision ID 16115 Account # 140252

Map ID 228/ 149/ //
Bldg # 1

Bldg Name
Sec # 1 of 1

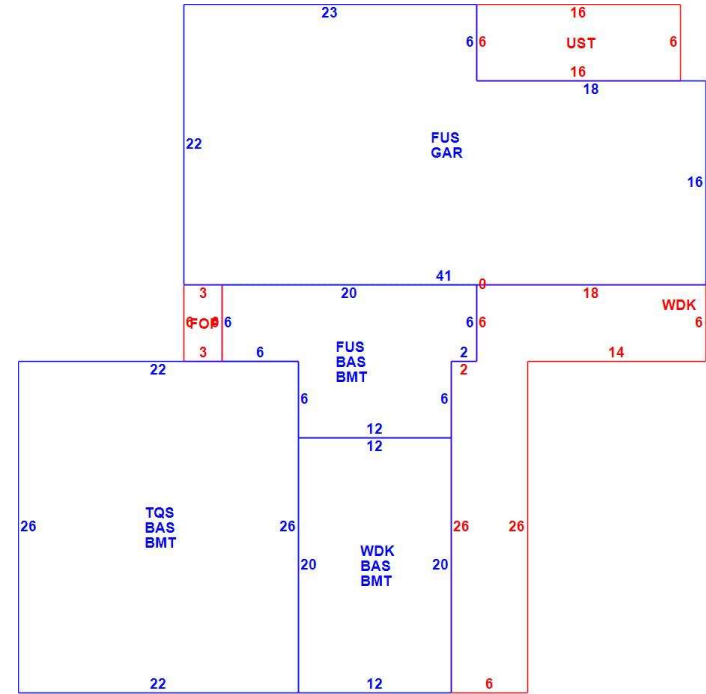
Card # 1 of 2

State Use 1090
Print Date 12/20/2024 7:33:21 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	03	Modern			
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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
BFA	Bsmt Fin-Avg	B	418	17.36	1993		77		0.00	5,600
SPL2	Pool Vinyl	L	512	55.00	2006		64	00	1.00	18,000
WDC	Deck composit	L	504	24.00	1997		56		0.00	6,400
UST	Utility Storage-	B	114	17.11	1993		77		0.00	1,100
GAR	Attached Gara	B	794	40.00	1993		77		0.00	19,900
BMT	Basement-Unfi	B	1,004	26.01	1993		77		0.00	20,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,004	1,004	1,004	242.87	243,840
BMT	Basement Area	0	1,004	0	0.00	0
FOP	Open Porch	0	18	0	0.00	0
FUS	Upper Story	986	986	986	242.87	239,469
GAR	Attached Garage	0	794	0	0.00	0
TQS	Three Quarter Story	372	572	372	157.95	90,347
UST	Utility Enclosure	0	96	0	0.00	0
WDK	Wood Deck	0	504	0	0.00	0
Ttl Gross Liv / Lease Area		2,362	4,978	2,362		573,656



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CHIN, PHILLIP & SHERIDA 271 PINE STREET CENTERVILLE MA 02632				1 Level		2 Public Water		1 Paved				Description		Code		Assessed		Assessed																			
						4 Gas						RESIDNTL		1090		653,200		653,200																			
						6 Septic				3		RES LAND		1090		198,100		198,100																			
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID Split Zonin RD-1;RC BID Parcel ResExpt Q YES: #DL 1 LOT 1 #DL 2 GIS ID F_976148_2700293				Plan Ref. 240/123 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		851,300		851,300																					
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				12265 0213		05-13-1999		U		I		300,000		1		2025		1090		653,200		2024		1090		672,500		2023		1090		538,900					
				4580 0286		06-15-1985		Q		I		75,000		U				1090		198,100				1090		198,100				1090		195,700					
				2095 0135		09-12-1974		U				0				Total		851,300		Total		870,600		Total		734,600											
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																													
Year		Code		Description		Amount																				Code		Description		Number		Amount		Comm Int			
2023		5C		RESIDENTIAL EXEMPTION		0.00																															
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Nbhd		Nbhd Name		B		Tracing		Batch																													
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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					
2		1090		Multi Hses M-01		SPLI		3		0 SF		0.00		1.00000		1.0000		0		1.00		0106		1.150				0.0000		0		0					
Total Card Land Units										0.00		SF		Parcel Total Land Area										0.75		Total Land Value										0	

Property Location 271 PINE STREET (HY,CENT)
Vision ID 16115 Account # 140252

Map ID 228/ 149/ //
Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 1090
Print Date 12/20/2024 7:33:21 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style	01		Ranch								
Model	01		Residential								
Grade:	C		Average								
Stories	1		1 Story								
Exterior Wall 1	14		Wood Shingle			CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03		Gable/Hip						B		S
Roof Cover	03		Asph/F Gls/Cmp			Adjust Type	Code	Description		Factor%	
Interior Wall 1	05		Drywall			Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	09		Pine/Soft Wood			COST / MARKET VALUATION					
Interior Floor 2						Building Value New				171,289	
Heat Fuel	03		Gas			Year Built				1960	
Heat Type	04		Hot Air			Effective Year Built				2000	
AC Type	01		None			Depreciation Code				VG	
Bedrooms	02		2 Bedrooms			Remodel Rating					
Full Baths	1					Year Remodeled					
Half Baths	0					Depreciation %				19	
Extra Fixtures						Functional Obsol					
Total Rooms						External Obsol					
Bath Style						Trend Factor				1	
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good				81	
Accessory Apt	09		Blk/Pour Ftgs			RCNLD				138,700	
Foundation Alt						Dep % Ovr					
Rms Prts	10		1 Full-0 Half			Dep Ovr Comment					
Bath Split						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	
GRN2	COMM GLAS	L	550	25.23	1977		6	00	1.00	800	
PAT1	Patio- Average	L	144	5.89	1973		54		0.00	500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor			504	504	504	339.86		171,289		
GRN	Greenhouse			0	550	0	0.00		0		
PTO	Patio			0	144	0	0.00		0		
Ttl Gross Liv / Lease Area				504	1,198	504			171,289		

