

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
BRENNAN, LYNNE A				1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed		
520 PHINNEYS LANE							3	RESIDNTL	1010	291,500	291,500		
CENTERVILLE MA 02632								RES LAND	1010	174,100	174,100		
SUPPLEMENTAL DATA								Total				465,600	465,600
Alt Prcl ID				Plan Ref. 173/71									
Split Zonin				Land Ct#									
BID Parcel				#SR									
ResExpt Q YES:				Life Estate									
#DL 1 LOT 1				PP STATU									
#DL 2				Assoc Pid#									
GIS ID F_975917_2703893													

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BRENNAN, LYNNE A				34099 113	05-11-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BRENNAN, GARY M & LYNNE A				4626 0169	07-17-1985	Q	V	57,605	U	2025	1010	291,500	2024	1010	255,500	2023	1010	255,500	
HUNTINGEST CO INC				4426 0098	02-22-1985	Q	V	13,395	U		1010	174,100		1010	174,100		1010	158,200	
BRENNAN, GARY M & LYNNE A				4327 0273	11-23-1984	U	V	0	A										
BRENNAN, CHARLES G & DORIS				1181 0025	11-26-1962	U		0											
Total										465,600		Total		429,600		Total		413,700	

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																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B	Tracing		Batch					
0105				CENVIL							
NOTES											
Appraised Bldg. Value (Card) 261,800											
Appraised Xf (B) Value (Bldg) 22,600											
Appraised Ob (B) Value (Bldg) 7,100											
Appraised Land Value (Bldg) 174,100											
Special Land Value 0											
Total Appraised Parcel Value 465,600											
Valuation Method C											
Total Appraised Parcel Value										465,600	

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
EXPR-22-7	05-16-2022	835	Sid/Wind/Roof/	1,008		100		WEATHERIZATION, AIR SEA		09-13-2022	JO			16	In Office Review
17-416	02-23-2017	804	Addn Alt-Res	10,000	05-03-2017	100	06-30-2017	new roof frame overhang over		04-17-2020	WD			FR	Field Review
81184	12-09-2004	WD	Wood Deck	6,000	09-21-2005	100	01-01-2006			01-18-2018	SR	02		03	Cycl Insp Comp
9536	08-01-1995	OB	Out Building	1,500	01-15-1996	100	12-31-1996	Shed		06-23-2017	SR	02		02	Bldg Permit Completed
B27810	04-01-1985	DW	Dwelling	57,000	01-15-1986	100	12-31-1986	CE 1.5 ST		02-14-2014	JR	03		16	In Office Review
										01-20-2010	PT	02		14	Cyclical Inspection

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	RD-	3	0.860 AC	176,344.00	1.14768	1.0000	5	1.00	0105	1.000			1.0000	202,390.0	174,100
Total Card Land Units					0.86 AC	Parcel Total Land Area					0.86	Total Land Value					174,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	23	Laminate			
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	03	3 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			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		315,406
			Year Built		1985
			Effective Year Built		2002
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		17
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		83
			RCNLD		261,800
			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
WDC	Wood Decking	L	168	20.00	1999		60		0.00	2,600
BMT	Basement-Unfi	B	896	26.01	2000		83		0.00	20,400
PAT2	Patio-Good	L	36	9.94	1999		60		0.00	300
FOP	Open Porch-ro	B	35	55.00	2000		83		0.00	2,200
SHED	Shed	L	80	18.00	2019		100		0.00	1,400
SHED	Shed	L	80	18.00	2019		100		0.00	1,400
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	976	976	976	249.53	243,541
BMT	Basement Area	0	896	0	0.00	0
FHS	Half Story	288	576	288	124.77	71,865
FOP	Open Porch	0	35	0	0.00	0
PTO	Patio	0	36	0	0.00	0
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,264	2,687	1,264		315,406

