

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
POOLE, BRIAN J 1074 PHINNEY'S LANE HYANNIS MA 02601	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
	4	Gas					RESIDNTL	1010	422,100		422,100
	6	Septic			4		RES LAND	1010	164,500	164,500	
SUPPLEMENTAL DATA						Total				586,600	586,600
Alt Prcl ID		Split Zonin		Plan Ref. 124/83		Land Ct#					
BID Parcel		ResExpt Q		Life Estate BRIAN J POOLE		PP STATU					
#DL 1 LOT 7		#DL 2		Assoc Pid#							
GIS ID F_979674_2707776											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
POOLE, BRIAN J	36566	260	09-13-2024	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	
HEAMAN, DEBORAH TR	26654	0003	09-06-2012	U	I	250,000	1	2025	1010	422,100	2024	1010	418,300	
TONER, JENNIFER A & MCMENIMEN, R	19794	0037	05-04-2005	U	I	0	1A		1010	164,500		1010	164,500	
TONER, JENNIFER A	18407	0108	04-05-2004	U	I	0	1A							
GREEN, LEONARD M & TONER, JENNIF	15351	0262	07-10-2002	Q	I	226,000	00							
Total								586,600	Total		582,800	Total		507,700

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

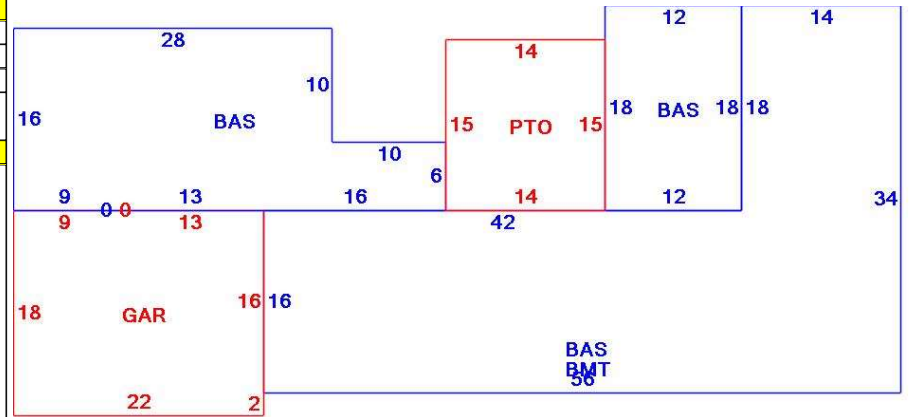
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	383,100	
					Appraised Xf (B) Value (Bldg)	38,000	
					Appraised Ob (B) Value (Bldg)	1,000	
					Appraised Land Value (Bldg)	164,500	
					Special Land Value	0	
					Total Appraised Parcel Value	586,600	
					Valuation Method	C	
					Total Appraised Parcel Value	586,600	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201207368	12-13-2012	AD	Addition	40,000	05-03-2013	100	06-30-2013	FAM RM 12X18 ON SONOTU		09-16-2024	AG	03		16	In Office Review
201206746	10-31-2012	NR	New Roof	20,000	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD,R		04-28-2020	WD			FR	Field Review
										12-22-2014	AL	03		16	In Office Review
										05-22-2013	RB	03		02	Bldg Permit Completed
										01-09-2013	DR	22		22	Change of Address
										01-02-2003	PT	01		00	Meas/Listed-Interior Acces
										05-20-2002	PT	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-	4	0.590	AC	176,344.00	1.58128	1.0000	5	1.00	0105	1.000		1.0000	278,852.7	164,500
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value			164,500	

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	25	Vinyl Siding			
Exterior Wall 2	21	Stone/Masonry			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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		504,036	
Year Built		1956	
Effective Year Built		1993	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		76	
RCNLD		383,100	
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
FPL1	Fireplace 1 sto	B	1	5000.00	1991		76		0.00	3,800
PAT1	Patio- Average	L	210	5.89	1992		73		0.00	1,000
GAR	Attached Gara	B	396	40.00	1991		76		0.00	12,100
BMT	Basement-Unfi	B	1,148	26.01	1991		76		0.00	22,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,872	1,872	1,872	269.25	504,036
BMT	Basement Area	0	1,148	0	0.00	0
GAR	Attached Garage	0	396	0	0.00	0
PTO	Patio	0	210	0	0.00	0
Ttl Gross Liv / Lease Area		1,872	3,626	1,872		504,036

