

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION								
PINCKNEY, ROBERT W & BARBARA J TR PINCKNEY REVOCABLE TRUST 90 JEFFERSON RD FRANKLIN MA 02038												Description		Code	Assessed		Assessed											
												RESIDNTL		1010	436,300		436,300											
										4				RES LAND		1010	121,400		121,400									
SUPPLEMENTAL DATA																												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 51 #DL 2 GIS ID F_983882_2696352								Plan Ref. 110/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		557,700		557,700												
RECORD OF OWNERSHIP												BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC				VC	PREVIOUS ASSESSMENTS (HISTORY)					
PINCKNEY, ROBERT W & BARBARA J TR TOMASIAN HOMES CORPORATION LEANDER, PAUL H & LEANDER, KAREN ALGER, JOHN R MATTHEWS, FREDERICK ESTATE OF				33603 0180		12-22-2020		Q	I	475,000		00	2025	1010	436,300		2024	1010	430,800		2023	1010	370,800					
				32377 0297		10-15-2019		Q	V	85,000		00			121,400				121,400				120,000					
				10898 0087		08-13-1997		U	V	1		1A																
				10898 0083		08-13-1997		U	V	1		1A																
				10878 0306		07-31-1997				0																		
Total												557,700		Total		552,200		Total		490,800								
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 Appraised Bldg. Value (Card) 406,400 Appraised Xf (B) Value (Bldg) 29,900 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 121,400 Special Land Value 0 Total Appraised Parcel Value 557,700 Valuation Method C Total Appraised Parcel Value 557,700																
Nbhd		Nbhd Name			B			Tracing			Batch																	
0106											HYAN																	
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					
20-1481		07-15-2020		824	New Cons1-2fa		160,000		09-17-2020		100	06-30-2021		Construction of new 1206 SF				08-24-2021	BM	03		16	In Office Review					
85511		07-18-2005		NR	New Roof		6,000				100							07-08-2021	BM	22		22	Change of Address					
																		09-17-2020	SR	01		02	Bldg Permit Completed					
																		05-26-2020	WD			FR	Field Review					
																		03-02-2020	SAF			20	Sale 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		RB	4	0.180	AC	176,344.00	4.43465	1.0000	5	0.75	0106	1.150	TOPO			1.0000	674,498.1	121,400								
Total Card Land Units						0.18	AC	Parcel Total Land Area						0.18	Total Land Value						121,400							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	01	Ranch									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	1	1 Story									
Exterior Wall 1	25	Vinyl Siding				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Ownr	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	23	Laminate				COST / MARKET VALUATION					
Interior Floor 2						Building Value New				414,664	
Heat Fuel	03	Gas				Year Built				2020	
Heat Type	04	Hot Air				Effective Year Built				2021	
AC Type	03	Central				Depreciation Code				A	
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	0					Depreciation %				2	
Extra Fixtures						Functional Obsol				0	
Total Rooms	5					External Obsol				0	
Bath Style						Trend Factor				1	
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good				98	
Accessory Apt	01	Poured Conc.				RCNLD				406,400	
Foundation Alt						Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	20	2 Full-0 Half				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	
BMT	Basement-Unfi	B	1,232	26.01			98		0.00	29,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			1,232	1,232	1,232	336.58	414,664			
BMT	Basement Area			0	1,232	0	0.00	0			
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