

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
550 WIANNO AVENUE LLC  293 BRIDGE STREET  HAMILTON MA 01982			1	Level	6	Septic	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed
			4	Gas			1	Excel View	RESIDNTL	1010	1,885,100	1,885,100		
			2	Public Water			9	Rear Location	RES LAND	1010	8,327,000	8,327,000		
<b>SUPPLEMENTAL DATA</b>											801  FY2024 BARNSTABLE, MA  <b>VISION</b>			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 5 & 7 #DL 2 GIS ID F_965601_2688487						Plan Ref. Land Ct# 18587-E/F #SR Life Estate PP STATU Assoc Pid#								
Total														

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
550 WIANNO AVENUE LLC			C223546	0	08-31-2020	U	I				100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
YEARLEY, DOUGLAS C JR TR			D140469	0	08-30-2020	U	I				100	1F	2023	1010	1,590,100	2022	1010	1,301,700	2021	1010	1,024,900
YEARLEY, DOUGLAS C JR TR			D140469	0	02-07-2017	U	I				0	1F		1010	7,605,600		1010	4,460,800		1010	4,206,000
YEARLEY, ANNE D TR			#D11620	0	03-15-2011	U	I			2,450,000	1A								1010	42,200	
YEARLEY, ANNE D TR			#D11620	0	03-15-2011	U	I			0	1										
Total											9,195,700	Total	5,762,500	Total	5,273,100						

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					
WF13				OSTVIL	Appraised Bldg. Value (Card)				1,823,900
					Appraised Xf (B) Value (Bldg)				19,000
					Appraised Ob (B) Value (Bldg)				42,200
					Appraised Land Value (Bldg)				8,327,000
					Special Land Value				0
					Total Appraised Parcel Value				10,212,100
					Valuation Method				C
					Total Appraised Parcel Value				10,212,100

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-22-83	09-12-2022	880	Alt-Int work-Res	150,000	06-30-2023	100	06-30-2023	Remodel existing kitchen.		06-04-2020	WD			FR	Field Review														
20-497	02-20-2020	835	Sid/Wind/Roof/	80,000	06-30-2020	100	06-30-2020	re-roof		07-25-2018	KM	22		22	Change of Address														
18-1534	05-17-2018	835	Sid/Wind/Roof/	6,000	06-30-2018	100	06-30-2018	RE-ROOF - YARMOUTH		04-28-2017	KM	02		03	Cycl Insp Comp														
27962	12-23-1997	RE	Remodel	125,000	06-09-1999	100	06-30-1999			03-09-2009	JR	03		15	Abatement 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	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	WF13	45.000		1.0000	7,935,480	7,935,500	
1	1010	Single Fam M-0	RF-1	3	0.610	AC	14,250.00	1.00000	1.0000	0	1.00	WF13	45.000		1.0000	641,250	391,200	
1	1010	Single Fam M-0	RF-1	3	0.120	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	300	
Total Card Land Units					1.73	AC	Parcel Total Land Area					1.73	Total Land Value					8,327,000

