

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRADDOCK, SHARON PO BOX 288 WEST HYANNIS MA 02672		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	328,400	328,400
			2 Public Water			RES LAND	1010	197,100	197,100
SUPPLEMENTAL DATA						Total 525,500 525,500			
Alt Prcl ID		Split Zonin		Plan Ref. 34/23					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 227 & 229		#DL 2		Life Estate					
GIS ID F_978914_2695292		Assoc Pid#		PP STATU					

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRADDOCK, SHARON		26555 0075	08-02-2012	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
SWEENEY, SHARON A		22305 0079	08-31-2007	Q	I	370,000	00	2023	1010	272,400	2022	1010	234,200
SZYFELBEIN, STANISLAW K & WANDA M		4778 0302	10-15-1985	Q	I	115,000	U		1010	179,200		1010	123,200
CONVERSE, CHARLES F&MARTHA		3533 0054	08-15-1982	Q	V	7,900	U	Total		451,600	Total		357,400
								Total			Total		314,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2016	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	294,700
Appraised Xf (B) Value (Bldg)	30,400
Appraised Ob (B) Value (Bldg)	3,300
Appraised Land Value (Bldg)	197,100
Special Land Value	0
Total Appraised Parcel Value	525,500
Valuation Method	C
Total Appraised Parcel Value	525,500

NOTES							

LAND LINE VALUATION SECTION

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201307345	10-18-2013	RE	Remodel	5,000	06-30-2014	100	06-30-2014	REMOD MSTRBTH	12-20-2022	SR	02		03	Cycl Insp Comp
									05-20-2020	WD			FR	Field Review
									06-12-2015	TW	03		16	In Office Review
									03-17-2014	SR	02		03	Cycl Insp Comp

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	1.00	0107	1.400		1.0000	1,094,831	197,100	
Total Card Land Units					0.18 AC	Parcel Total Land Area					0.18	Total Land Value					197,100

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			
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					
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	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	338,707
Year Built	1983
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	294,700
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	2000		62		0.00	2,700
BMT	Basement-Unfi	B	1,196	26.01			87		0.00	26,000
FPL1	Fireplace 1 sto	B	1	5000.00			87		0.00	4,400
SHED	Shed	L	32	18.00	2019		100		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	283.20	338,707
BMT	Basement Area	0	1,196	0	0.00	0
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,196	2,560	1,196		338,707

