

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NIELSEN, AUDREY V PO BOX 5 W. HYANNISPO MA 02672		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	188,300	188,300
			2 Public Water			RES LAND	1010	309,700	309,700
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 34/23					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOTS 406 & 408				#SR					
#DL 2				Life Estate					
GIS ID F_978516_2695339				PP STATU					
				Assoc Pid#					
						Total		498,000	498,000

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NIELSEN, AUDREY V		30751 0115	09-07-2017	Q	I	348,500	00	Year	Code	Assessed	Year	Code	Assessed	
WHITLOCK, CHARLES & CLARK, SHARO		24597 0268	06-04-2010	Q	I	340,000	00	2023	1010	158,200	2022	1010	137,000	
CARR, ROBERT & ELMER, KENNETH A		20994 0184	05-12-2006	Q	I	354,000	00		1010	287,900		1010	199,100	
STRAWBERRY RUN LLC		20813 0100	03-10-2006	U	I	1	1A					1010	3,500	
OTTO, PAUL J & MARY PARISH		8790 0294	09-15-1993	U	I	133,500	A							
						Total		446,100		Total		336,100	Total	328,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			Batch HYAN

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	172,000
Appraised Xf (B) Value (Bldg)	10,100
Appraised Ob (B) Value (Bldg)	6,200
Appraised Land Value (Bldg)	309,700
Special Land Value	0
Total Appraised Parcel Value	498,000
Valuation Method	C
Total Appraised Parcel Value	498,000

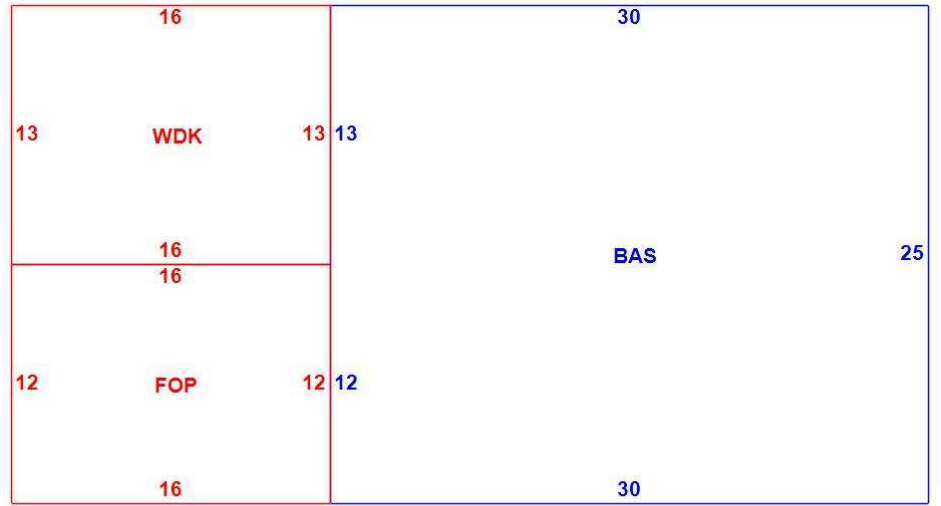
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-49	05-02-2023	804	Addn Alt-Res	190,000		0		1- Build 10x26 farmers porch i	12-29-2022	DB	02		03	Cycl Insp Comp
82012	01-31-2005	NR	New Roof	5,000	06-30-2005	100	06-30-2005		02-28-2022	BM	22		22	Change of Address
B36696	05-01-1994	AD	Addition	7,000	01-15-1995	100	01-15-1995	HP ADD'N	05-20-2020	WD			FR	Field Review
									09-08-2014	SR	02		03	Cycl Insp Comp
									09-24-2013	JR	03		16	In Office 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	1.00	0109	2.200			1.0000	1,720,464
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			309,700

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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	10	1 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	232,403
Year Built	1950
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	172,000
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			74		0.00	3,700
SHED	Shed	L	140	18.00	2013		88		0.00	2,200
WDC	Wood Decking	L	208	20.00	2005		72		0.00	3,500
FOP	Open Porch-ro	B	192	55.00			74		0.00	6,400
UTIL	UTIL BLDG- L	L	24	16.43	2022		100	B	1.32	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	750	750	750	309.87	232,403	
FOP	Open Porch	0	192	0	0.00	0	
WDC	Wood Deck	0	208	0	0.00	0	
Ttl Gross Liv / Lease Area		750	1,150	750		232,403	

