

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|---|----------------|-------------|----------|-----------------------|------|----------|----------|
| FULCHER, MARJORIE 75 RUDDER ROAD HYANNIS MA 02601 | | 1 Level | 2 Public Water | 1 Paved | | Description | Code | Assessed | Assessed |
| | | | 4 Gas | | | RESIDNTL | 1010 | 345,500 | 345,500 |
| | | | 6 Septic | | | RES LAND | 1010 | 146,700 | 146,700 |
| SUPPLEMENTAL DATA | | | | | | Total 492,200 492,200 | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_978742_2697654 | | Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid# | | | | | | | |

801
 FY2024
 BARNSTABLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|-----------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|
| FULCHER, MARJORIE | | 26796 0053 | 10-25-2012 | U | I | 0 | 1 | Year | Code | Assessed | Year | Code | Assessed |
| FULCHER, ATHOL F & MARJORIE | | 1516 0807 | 06-25-1971 | U | | 0 | | 2023 | 1010 | 302,300 | 2022 | 1010 | 262,000 |
| | | | | | | | | | 1010 | 133,300 | | 1010 | 98,800 |
| | | | | | | | | | | | 2021 | 1010 | 5,400 |
| | | | | | | | | Total | | 435,600 | Total | | 360,800 |
| | | | | | | | | Total | | | Total | | 315,800 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | |
|------------|------|-----------------------|-------------------|------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| 2013 | 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 |
| 0105 | | | Batch HYAN |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 296,000 |
| Appraised Xf (B) Value (Bldg) | 44,100 |
| Appraised Ob (B) Value (Bldg) | 5,400 |
| Appraised Land Value (Bldg) | 146,700 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 492,200 |
| Valuation Method | C |
| Total Appraised Parcel Value | 492,200 |

| NOTES | | | | | | | |
|-------|--|--|--|--|--|--|--|
| | | | | | | | |

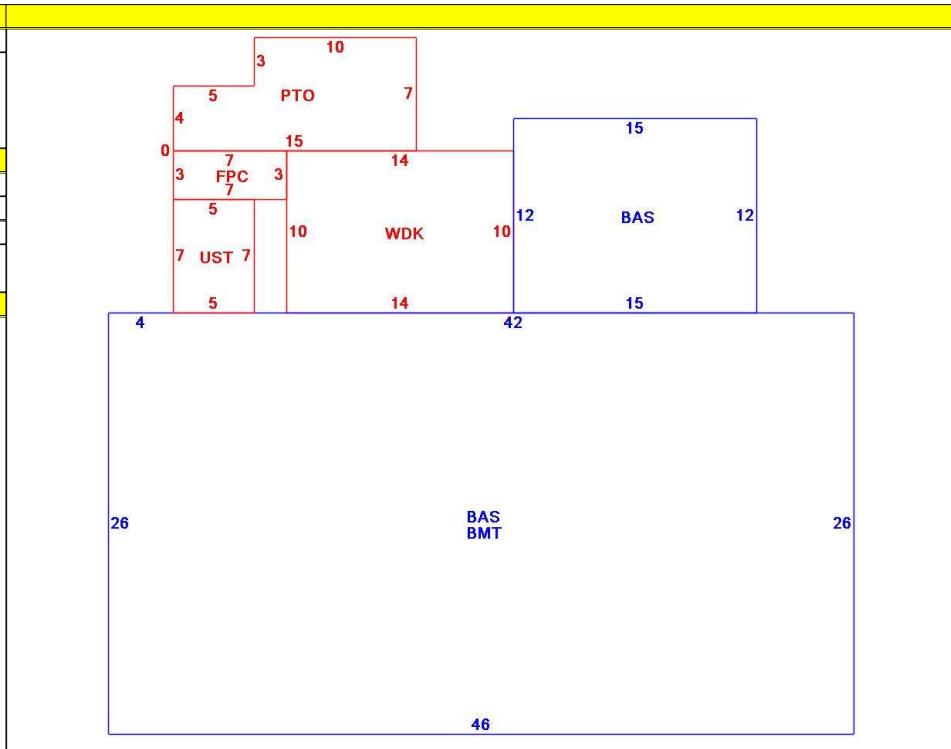
| BUILDING PERMIT RECORD | | | | | | VISIT / CHANGE HISTORY | | | | | | | | |
|------------------------|------------|------|-------------|--------|-----------|------------------------|-----------|----------|------------|----|------|----|----|---------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| | | | | | | | | | 05-19-2020 | WD | | | FR | Field Review |
| | | | | | | | | | 04-25-2017 | SR | 01 | | 14 | Cyclical Inspection |
| | | | | | | | | | 04-01-2013 | GC | 03 | | 16 | In Office Review |
| | | | | | | | | | 10-30-2012 | GC | 03 | | 16 | In Office Review |
| | | | | | | | | | 10-26-2012 | DR | 03 | | 16 | In Office Review |
| | | | | | | | | | 09-03-2010 | DR | 03 | | 16 | In Office Review |
| | | | | | | | | | 04-09-2010 | PT | 02 | | 14 | Cyclical Inspection |

| 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 | 0.230 AC | 176,344.00 | 3.61599 | 1.0000 | 5 | 1.00 | 0105 | 1.000 | | 1.0000 | 637,659.9 | 146,700 | |
| Total Card Land Units | | | | | 0.23 AC | Parcel Total Land Area | | | | | 0.23 | Total Land Value | | | | | 146,700 |

| 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 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 03 | 3 Bedrooms | | | |
| Full Baths | 1 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 6 | 6 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 11 | 1 Full-1 Half | | | |

| CONDO DATA | | | |
|-------------|------|-------------|----------|
| Parcel Id | | C | Owne 0.0 |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 379,542 |
| Year Built | 1971 |
| Effective Year Built | 1991 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 22 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 78 |
| RCNLD | 296,000 |
| 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 | 1993 | | 78 | | 0.00 | 3,900 |
| BFA1 | Bsmt Fin-Goo | B | 600 | 32.56 | 1993 | | 78 | | 0.00 | 15,200 |
| SHD2 | Shed w/Elec | L | 208 | 26.00 | 1990 | | 42 | | 0.00 | 2,300 |
| WDC | Wood Decking | L | 140 | 20.00 | 1996 | | 54 | | 0.00 | 2,200 |
| UST | Utility Storage- | B | 35 | 17.11 | 1993 | | 78 | | 0.00 | 500 |
| BMT | Basement-Unfi | B | 1,196 | 26.01 | 1993 | | 78 | | 0.00 | 23,300 |
| PAT2 | Patio-Good | L | 90 | 9.94 | 1997 | | 78 | | 0.00 | 900 |
| FOPC | Open Prch-roo | B | 21 | 55.00 | 1993 | | 78 | | 0.00 | 1,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,376 | 1,376 | 1,376 | 275.83 | 379,542 |
| BMT | Basement Area | 0 | 1,196 | 0 | 0.00 | 0 |
| FPC | Open Porch Conc. Floor | 0 | 21 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 90 | 0 | 0.00 | 0 |
| UST | Utility Enclosure | 0 | 35 | 0 | 0.00 | 0 |
| WDK | Wood Deck | 0 | 140 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 1,376 | 2,858 | 1,376 | | 379,542 |

