

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCLAUGHLIN, MATTHEW  140 PINE ST  HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 230,000 138,300	Assessed 230,000 138,300
			4 Gas						
			6 Septic						
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_977166_2700557				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		368,300	368,300

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCLAUGHLIN, MATTHEW		33025 0068	06-29-2020	U	I	329,900	1L	Year	Code	Assessed	Year	Code	Assessed
FEDERAL NATIONAL MORTGAGE ASSO		31747 0254	12-24-2018	U	I	268,200	1L	2023	1010	197,700	2022	1010	168,300
ALLMAN, DAVID A & MICHELLE M		19844 0224	05-20-2005	Q	I	315,500	00		1010	125,800		1010	93,200
MAKIEJ, JOHN & LYNN		18635 0232	05-25-2004	Q	I	252,500	00					1010	4,000
MURPHY, MICHAEL W & KIMBERLY J		13471 0208	01-05-2001	Q	I	151,000	00	Total		323,500	Total		261,500
								Total			Total		237,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2023	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	199,900	
					Appraised Xf (B) Value (Bldg)	26,100	
					Appraised Ob (B) Value (Bldg)	4,000	
					Appraised Land Value (Bldg)	138,300	
					Special Land Value	0	
					Total Appraised Parcel Value	368,300	
					Valuation Method	C	
					Total Appraised Parcel Value	368,300	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										12-19-2022	JO			16	In Office Review
										10-25-2022	BM	22		22	Change of Address
										10-20-2021	SR	02		03	Cycl Insp Comp
										06-03-2020	DM			FR	Field Review
										04-23-2010	PT	02		14	Cyclical Inspection
										01-12-2006	PT	02		01	Meas/Est
										10-26-2004	GB			03	Cycl Insp Comp

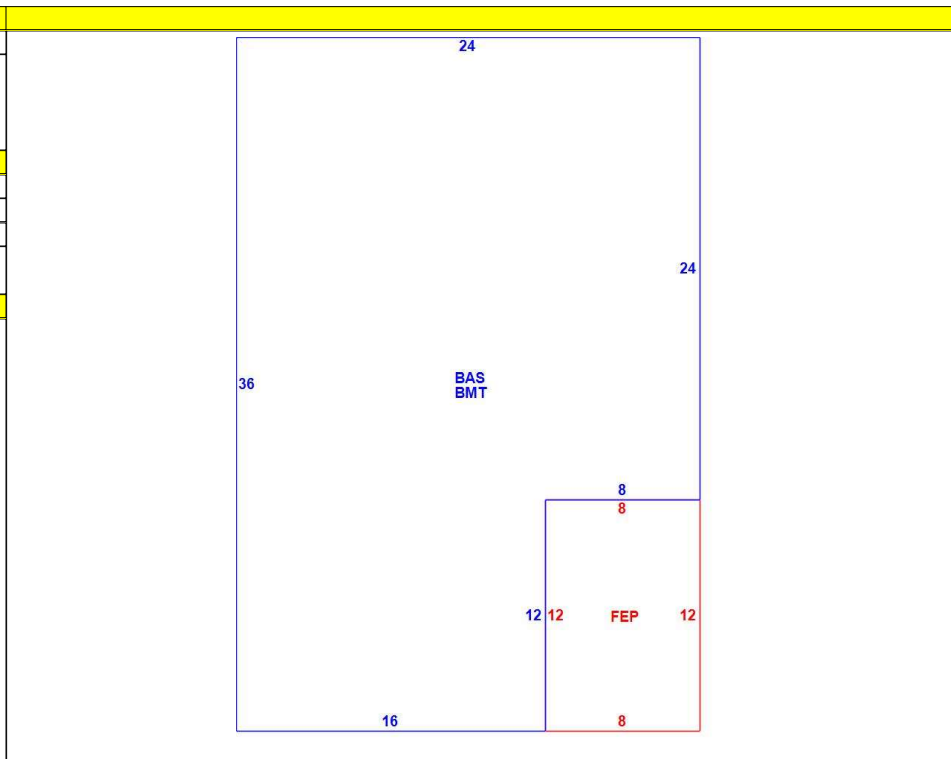
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments							
19-2730	08-23-2019	891		0	06-30-2020	100	06-30-2020	Certificate of Zoning Complian							
16-2064	07-27-2016	822	Insulation	4,400	06-30-2017	100	06-30-2017	Weatherization							
85426	07-13-2005	NR	New Roof	4,000	06-30-2006	100	06-30-2006								

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	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0105	1.000		1.0000	864,614.6	138,300
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			138,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
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	02	Oil			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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	270,125
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	199,900
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	1988		74		0.00	3,700
FGR2	Garage- Avg-	L	256	50.00	1950		31	00	1.00	4,000
FEP	Enclosed porc	B	96	70.00	1988		74		0.00	6,000
BMT	Basement-Unfi	B	768	26.01	1988		74		0.00	16,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	351.73	270,125
BMT	Basement Area	0	768	0	0.00	0
FEP	Enclosed Porch	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		768	1,632	768		270,125

