

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BINDER, PATRICIA DANIELS & RALP							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
412 OLD STRAWBERRY HILL RD							RESIDNTL	1010	499,400	499,400		
HYANNIS MA 02601							RES LAND	1010	152,600	152,600		
SUPPLEMENTAL DATA												VISION
Alt Prcl ID			Split Zonin		Plan Ref. 395/63							
#DL 1 LOT 3			#DL 2		Land Ct#							
GIS ID F_979140_2705592			Assoc Pid#		Life Estate							
							Total		652,000	652,000		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BINDER, PATRICIA DANIELS & RALPH N			18036 0204	12-16-2003	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
DANIELS, PATRICIA & BINDER, RALPH N			15735 0217	10-15-2002	Q	I	330,000	00	2023	1010	429,200	2022	1010	374,100
FRANCO, NICHOLAS D TR			5858 0100	07-30-1987	U		0			1010	138,700		1010	102,700
PAPPAS, NICHOLAS H & SARAH H			5846 0161	07-15-1987	Q	I	170,000	00					1010	9,100
LOAN, JAMES F & PATRICIA			5688 0339	04-15-1987	Q	I	154,700	00						
							Total		567,900	Total	476,800	Total	409,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2021	5C	RESIDENTIAL EXEMPTION	0.00													
2024	22E	VET (100% DISABILITY)														
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	441,600	
					Appraised Xf (B) Value (Bldg)	48,700	
					Appraised Ob (B) Value (Bldg)	9,100	
					Appraised Land Value (Bldg)	152,600	
					Special Land Value	0	
					Total Appraised Parcel Value	652,000	
					Valuation Method	C	
					Total Appraised Parcel Value	652,000	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										09-14-2023	EG	03		16	In Office Review
										09-06-2022	EG	03		16	In Office Review
										08-29-2022	EG	03		16	In Office Review
										04-01-2022	LH	03		16	In Office Review
										08-25-2020	LH	03		16	In Office Review
										08-24-2020	PK	03		16	In Office Review
										04-22-2020	WD			FR	Field Review

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
18-3384	10-11-2018	822	Insulation	7,000		100		Install insulation in the attic an		09-14-2023	EG	03		16	In Office Review
18-2280	07-18-2018	835	Sid/Wind/Roof/	22,698		100		(10) Replacement Windows (2		09-06-2022	EG	03		16	In Office Review
B32243	09-01-1988	AD	Addition	30,000	01-15-1989	100		HY ADD'N		08-29-2022	EG	03		16	In Office Review
B29427	05-01-1986	DW	Dwelling	0	01-15-1987	100		HY 1 STOR		04-01-2022	LH	03		16	In Office Review
										08-25-2020	LH	03		16	In Office Review
										08-24-2020	PK	03		16	In Office Review
										04-22-2020	WD			FR	Field Review

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	RC-	4	0.360 AC	176,344.00	2.40337	1.0000	5	1.00	0105	1.000		1.0000	423,825.1	152,600	
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value					152,600

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	11	Clapboard			
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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 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
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	501,865
Year Built	1986
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	441,600
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	2006		88		0.00	4,400
WDC	Wood Decking	L	252	20.00	1999		60		0.00	3,200
GAR	Attached Gara	B	332	40.00	2006		88		0.00	12,600
BMT	Basement-Unfi	B	1,392	26.01	2006		88		0.00	29,500
FPLG	Gas Fireplace-	B	1	2500.00	2006		88		0.00	2,200
PAT1	Patio- Average	L	80	5.89	2017		98		0.00	600
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,808	1,808	1,808	277.58	501,865
BMT	Basement Area	0	1,392	0	0.00	0
GAR	Attached Garage	0	332	0	0.00	0
PTO	Patio	0	100	0	0.00	0
WDK	Wood Deck	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		1,808	3,884	1,808		501,865

