

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COYNE, MICHAEL J TR COYNE IRREVOCABLE TRUST 90 SECOND AVENUE PO BOX 655 WEST HYANNIS MA 02672		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	532,800	532,800
			2 Public Water			RES LAND	1010	197,100	197,100
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 34/23					
BID Parcel		ResExpt Q NO APP:		Land Ct#					
#DL 1 LOTS 101 & 103		#DL 2		Life Estate					
GIS ID F_979464_2694952		Assoc Pid#							
							Total	729,900	729,900

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COYNE, MICHAEL J, JOHN F III & DIANA		35716 244	04-05-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
COYNE, MICHAEL J TR		34104 322	05-12-2021	U	I	1	1F	2023	1010	471,600	2022	1010	398,700
COYNE, JOHN F & DIANA M		18198 0202	02-06-2004	U	I	1	1A		1010	179,200	2021	1010	123,200
LYNCH, STEPHEN P & COYNE, DIANA M		2392 0329	09-03-1976	U		0						1010	6,100
							Total	650,800	Total	521,900	Total	467,500	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00				
			Total	0.00			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			Batch HYAN

NOTES			

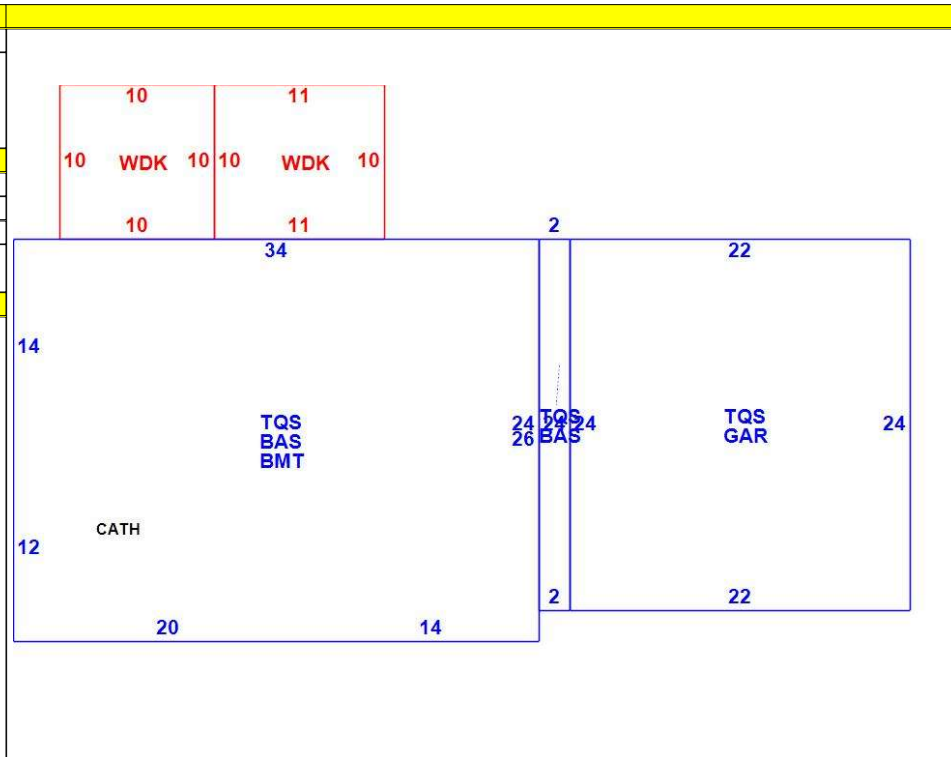
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201405716	09-08-2014	PV	Solar PV Syste	12,000	11-19-2014	100	06-30-2015	PV 4.845kW 19PANELS ROO	04-22-2022	BM	22		22	Change of Address
201306292	10-01-2013	WD	Wood Deck	3,500	11-19-2014	100	06-30-2015	ADD DECK 11X10 TO EXIST	05-21-2020	WD			FR	Field Review
20062701	12-13-2006	DW	Dwelling	300,000	05-27-2007	100	06-30-2007	DW REBLD	01-23-2015	MW	02		02	Bldg Permit Completed
20062700	12-13-2006	DE	Demolish	0	05-27-2007	100	06-30-2007	DE SINGLE FAMILY DW & RE	09-11-2014	TP	22		22	Change of Address
									07-30-2014	JR	03		16	In Office Review
									03-13-2014	SR	01		03	Cycl Insp Comp
									08-13-2012	DR	22		22	Change of Address

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	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	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
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	14	Carpet			
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	6				
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	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	526,462
Year Built	2006
Effective Year Built	2009
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	484,300
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
FPLG	Gas Fireplace	B	1	2500.00	2011		92		0.00	2,300
WDC	Wood Decking	L	100	20.00	2009		80		0.00	2,800
GAR	Attached Gara	B	528	40.00	2011		92		0.00	17,700
BMT	Basement-Unfi	B	884	26.01	2011		92		0.00	22,400
WDC	Wood Decking	L	110	20.00	2014		90		0.00	3,300
SOL1	Solar PV Pane	B	19	860.00	2011		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	932	932	932	279.88	260,852
BMT	Basement Area	0	884	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
TQS	Three Quarter Story	949	1,460	949	181.92	265,610
WDC	Wood Deck	0	210	0	0.00	0
Ttl Gross Liv / Lease Area		1,881	4,014	1,881		526,462

