

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | |
|--|---|-------|-----------|---|----------|--------------------|-------------|---------|----------|--|----------|
| MCCOY, CHRISTOPHER R 142 OLD TOWN ROAD HYANNIS MA 02601 | 1 | Level | 2 | Public Water | 1 | Paved | Description | Code | Assessed | | Assessed |
| | | | 4 | Gas | | | RESIDNTL | 1010 | 217,700 | | 217,700 |
| | | | 6 | Septic | | | RES LAND | 1010 | 157,200 | 157,200 | |
| SUPPLEMENTAL DATA | | | | | | Total | | 374,900 | 374,900 | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 22A, 23A #DL 2 GIS ID F_980413_2697348 | | | | Plan Ref. 93/27, 155/43 Land Ct# #SR Life Estate PP STATU Assoc Pid# | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------------|-------|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|
| MCCOY, CHRISTOPHER R | 25044 | 0148 | 11-30-2010 | U | I | 180,000 | 1 | Year | Code | Assessed | Year | Code | Assessed |
| DIEHL, LINDA M | 12307 | 0139 | 06-01-1999 | U | I | 1 | 1F | 2023 | 1010 | 192,700 | 2022 | 1010 | 155,700 |
| DIEHL, DANIEL P & LINDA M | 4067 | 0348 | 04-15-1984 | Q | I | 40,000 | U | | 1010 | 142,900 | | 1010 | 105,800 |
| BEARSE, RICHARD R & ANITA | 3286 | 0052 | 05-15-1981 | U | | 0 | | Total | | 335,600 | Total | | 261,500 |
| | | Total | | | | | | Total | | 239,300 | Total | | 239,300 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | APPRAISED VALUE SUMMARY | | | | |
|------------|------|-----------------------|--------|-------------------|-------------|--------|--------|--------------------------------------|---|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | This signature acknowledges a visit by a Data Collector or Assessor | | | |
| 2012 | 5C | RESIDENTIAL EXEMPTION | 0.00 | | | | | | Appraised Bldg. Value (Card) 197,900 | | | |
| Total | | | 0.00 | | | | | Appraised Xf (B) Value (Bldg) 14,300 | | | | |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|------------|
| Nbhd | Nbhd Name | B | Tracing |
| 0105 | | | Batch HYAN |

| NOTES | | | |
|--------------------------------------|--|--|--|
| Total Appraised Parcel Value 374,900 | | | |
| Valuation Method C | | | |
| Total Appraised Parcel Value 374,900 | | | |

| 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 |
| SHED-21-1 | 01-06-2021 | 863 | Shed Registrati | 0 | 05-25-2022 | 100 | 06-30-2022 | | 05-25-2022 | SR | 02 | | 02 | Bldg Permit Completed |
| | | | | | | | | | 05-21-2020 | WD | | | FR | Field Review |
| | | | | | | | | | 01-29-2014 | JR | 03 | | 16 | In Office Review |
| | | | | | | | | | 01-17-2012 | TR | 03 | | 16 | In Office Review |
| | | | | | | | | | 01-03-2002 | PT | 01 | | 00 | Meas/Listed-Interior Acces |
| | | | | | | | | | 08-15-1991 | ML | 01 | | 00 | Meas/Listed-Interior Acces |
| | | | | | | | | | 11-22-1971 | SR | 02 | | 03 | Cycl Insp Comp |

| 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 | 0.500 | AC | 176,344.00 | 1.78240 | 1.0000 | 5 | 1.00 | 0105 | 1.000 | | 1.0000 | 314,315.5 | 157,200 |
| Total Card Land Units | | | | | 0.50 | AC | Parcel Total Land Area | | | | | 0.50 | Total Land Value | | | 157,200 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | C | Average | | | |
| Stories | 1.5 | 1 1/2 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 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 1 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 6 | 6 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| UsrflD 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 02 | Conc. Block | | | |
| Rms Prts | | | | | |
| Bath Split | 11 | 1 Full-1 Half | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 295,419 |
| Year Built | 1951 |
| Effective Year Built | 1976 |
| Depreciation Code | F |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 33 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 67 |
| RCNLD | 197,900 |
| 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 |
|------|----------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| BMT | Basement-Unfi | B | 720 | 26.01 | 1978 | | 67 | | 0.00 | 14,300 |
| SHD2 | Shed w/Elec | L | 192 | 26.00 | 2022 | | 100 | | 0.00 | 5,000 |
| PAT1 | Patio- Average | L | 72 | 5.89 | 2022 | | 100 | | 0.00 | 500 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|---------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 744 | 744 | 744 | 267.59 | 199,087 |
| BMT | Basement Area | 0 | 720 | 0 | 0.00 | 0 |
| FHS | Half Story | 360 | 720 | 360 | 133.80 | 96,332 |
| Ttl Gross Liv / Lease Area | | 1,104 | 2,184 | 1,104 | | 295,419 |

