

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RIGIN, LEONID & YELENA								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
54 HEMEON ROAD								RESIDNTL	1010	469,500	469,500	
HYANNIS MA 02601								RES LAND	1010	171,800	171,800	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 24C-24D-28C #DL 2 GIS ID F_980592_2697274						Plan Ref. 155/43 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		641,300	641,300	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RIGIN, LEONID & YELENA	28537	0223	11-28-2014	Q	I			360,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCDONOUGH, WILLIAM R & MARY LOU	20271	0090	09-19-2005	Q	I			460,000	00	2023	1010	414,500	2022	1010	345,300	2021	1010	288,800
ESPARO, MARK & LYNNE	18310	0303	03-12-2004	Q	I			401,800	00		1010	156,200		1010	115,700		1010	115,700
CHANNEL POINT REALTY, INC	16745	0288	04-14-2003	U	V			162,000	1P								1010	6,300
LYONS, JOHN J JR	6388	0036	08-15-1988	U	V			1	A	Total		570,700	Total		461,000	Total		410,800

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			434,800
Appraised Xf (B) Value (Bldg)			28,400
Appraised Ob (B) Value (Bldg)			6,300
Appraised Land Value (Bldg)			171,800
Special Land Value			0
Total Appraised Parcel Value			641,300
Valuation Method			C
Total Appraised Parcel Value			641,300

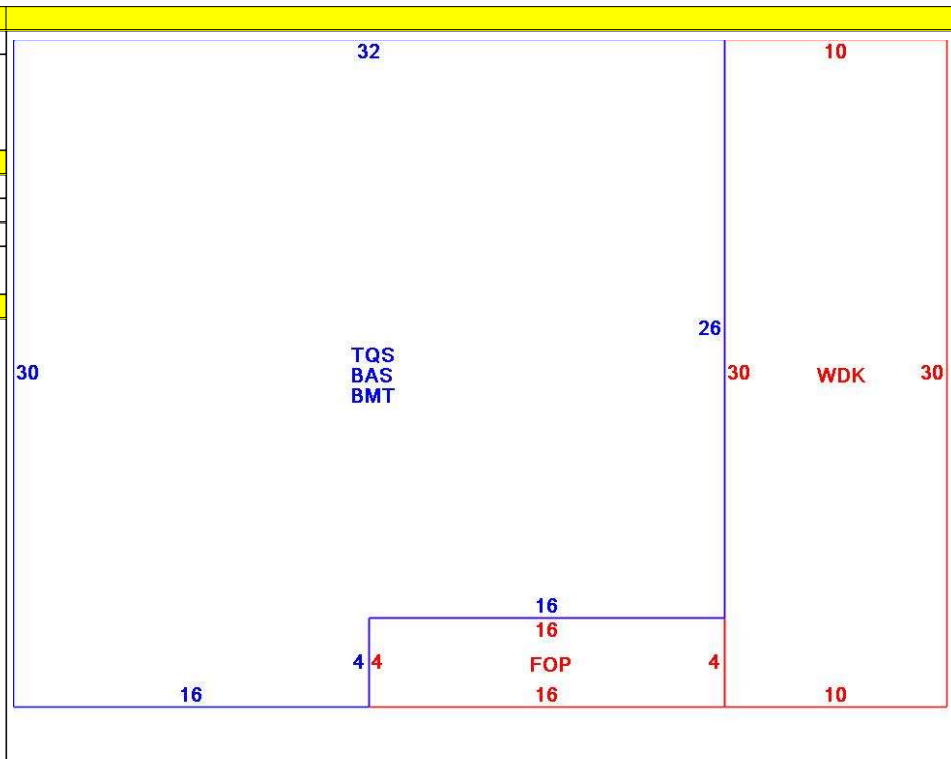
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
69076	05-28-2003	DW	Dwelling	170,000	10-22-2004	100	01-01-2005		06-14-2022	BM	22		22	Change of Address
									05-21-2020	WD			FR	Field Review
									11-22-2017	SR	02		03	Cycl Insp Comp
									01-20-2012	RB	03		16	In Office Review
									03-23-2009	MA	22		22	Change of Address
									01-11-2006	GB			03	Cycl Insp Comp
									12-20-2005	GB	02		01	Meas/Est

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	0.740	AC	176,344.00	1.31646	1.0000	5	1.00	0105	1.000		1.0000	232,156.8	171,800
Total Card Land Units					0.74	AC	Parcel Total Land Area					0.74	Total Land Value			171,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
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	03	Plastered			
Interior Wall 2					
Interior Floor 1	23	Laminate			
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	5				
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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	477,801
Year Built	2003
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	434,800
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
WDC	Wood Decking	L	300	20.00	2007		76		0.00	4,600
FOP	Open Porch-ro	B	64	55.00	2009		91		0.00	3,700
BMT	Basement-Unfi	B	896	26.01	2009		91		0.00	22,400
FPLG	Gas Fireplace-	B	1	2500.00	2009		91		0.00	2,300
SHED	Shed	L	96	18.00	2019		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	323.28	289,655
BMT	Basement Area	0	896	0	0.00	0
FOP	Open Porch	0	64	0	0.00	0
TQS	Three Quarter Story	582	896	582	209.98	188,146
WDK	Wood Deck	0	300	0	0.00	0
Ttl Gross Liv / Lease Area		1,478	3,052	1,478		477,801

