

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLETCHER, RYAN C 58 HOMEPORT DR HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	238,600	238,600
			6 Septic			RES LAND	1010	152,600	152,600
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 197/123					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 7		#DL 2		Life Estate					
GIS ID F_981602_2697500		Assoc Pid#		PP STATU					
						Total 391,200 391,200			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FLETCHER, RYAN C		11880	0047	12-01-1998	Q	I	95,000	00	Year	Code	Assessed	Year	Code	Assessed			
WATSON, RICHARD E & ELIZABETH		3002	0276	10-23-1979	U		0		2023	1010	205,300	2022	1010	177,200			
										1010	138,700		1010	102,700			
												2021	1010	144,800			
													1010	102,700			
													1010	1,000			
									Total		344,000	Total		279,900	Total		248,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2011	5C	RESIDENTIAL EXEMPTION	0.00					
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	209,200
Appraised Xf (B) Value (Bldg)	28,400
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	152,600
Special Land Value	0
Total Appraised Parcel Value	391,200
Valuation Method	C
Total Appraised Parcel Value	391,200

NOTES							

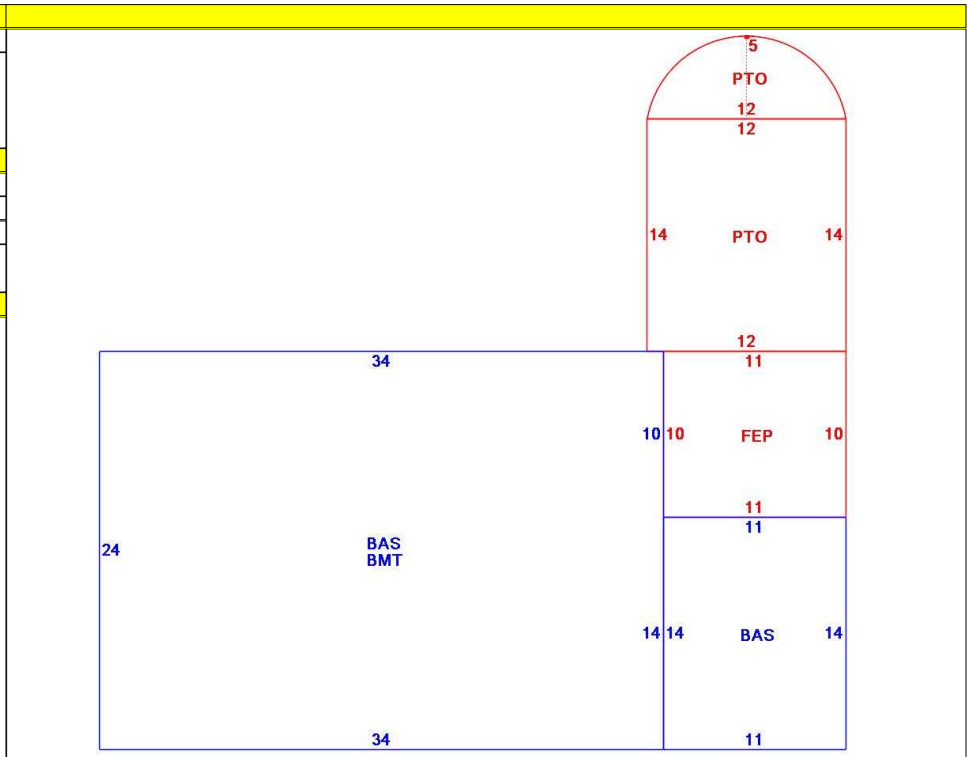
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									05-22-2020	WD			FR	Field Review
									02-16-2018	SR	02		03	Cycl Insp Comp
									08-03-2011	RB	03		16	In Office Review
									01-18-2002	PT	01		00	Meas/Listed-Interior Acces
									09-15-1991	ML	01		00	Meas/Listed-Interior Acces

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	0.360 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 Minus			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 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	01	Poured Conc.			
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	271,686
Year Built	1967
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	209,200
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	1991		77		0.00	3,900
FEP	Enclosed porc	B	110	70.00	1991		77		0.00	6,800
BMT	Basement-Unfi	B	816	26.01	1991		77		0.00	17,700
PAT1	Patio- Average	L	213	5.89	1993		74		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	970	970	970	280.09	271,686
BMT	Basement Area	0	816	0	0.00	0
FEP	Enclosed Porch	0	110	0	0.00	0
PTO	Patio	0	213	0	0.00	0
Ttl Gross Liv / Lease Area		970	2,109	970		271,686

