

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CAHOON, CLARION PETERS & GOM 51 SHADY LANE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	227,700	227,700
			6 Septic			RES LAND	1010	147,800	147,800
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin RB;HB		Plan Ref. Land Ct# 11328-B					
BID Parcel		ResExpt Q NO APP:		#SR					
#DL 1 LOT 30		#DL 2		Life Estate PP STATU					
GIS ID F_980864_2699235		Assoc Pid#							
						Total		375,500	375,500

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CAHOON, CLARION PETERS & GOMES, RIVERS EDGE PROPERTIES LLC		C216543	0	06-22-2018	Q	I	280,000	00	Year	Code	Assessed	Year	Code	Assessed
PHU, HONG DU		C214563	0	11-01-2017	U	I	113,000	1	2023	1010	194,500	2022	1010	168,700
CHAN, LINH HUE & PHU, CUONG QUOC		#D12418	0	03-11-2014	U	I	0	1A		1010	134,400		1010	99,500
PHU, TAI THO & HONG DU		C202861	0	03-11-2014	U	I	10	1A					1010	1,200
		C107388	0	07-15-1986	Q	I	90,000	U						
						Total		328,900	Total		268,200	Total		236,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2019	N5C	NO 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	Batch
0105				HYAN

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	209,000
Appraised Xf (B) Value (Bldg)	17,500
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	147,800
Special Land Value	0
Total Appraised Parcel Value	375,500
Valuation Method	C
Total Appraised Parcel Value	375,500

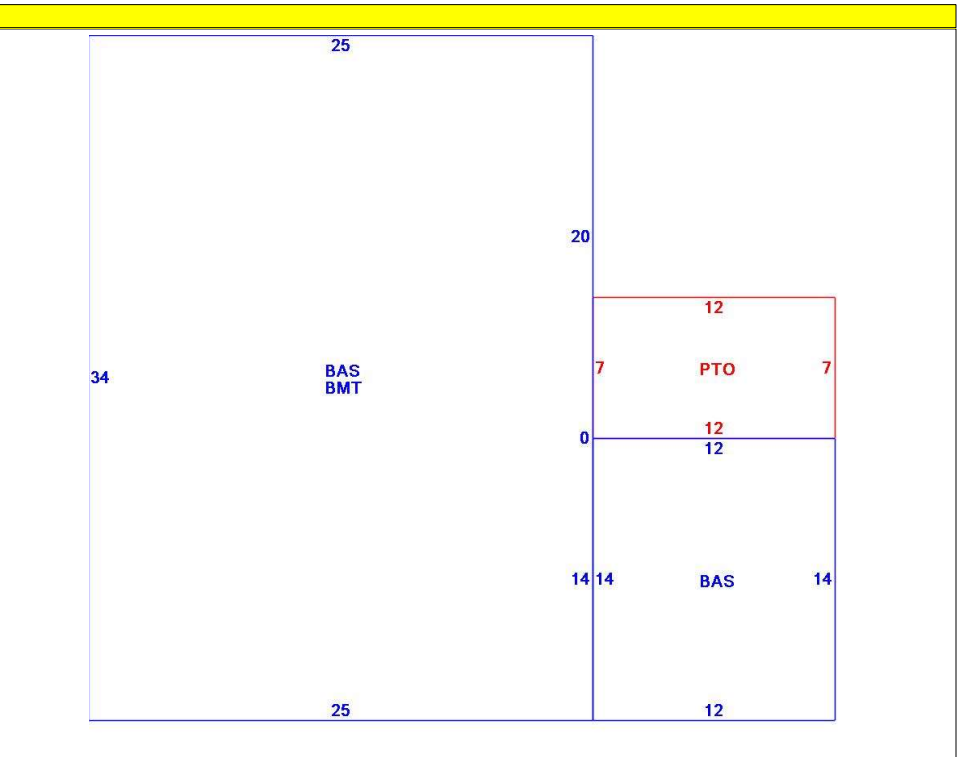
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										04-22-2020	WD			FR	Field Review
										01-06-2015	SR	02		14	Cyclical Inspection
										01-07-2002	PT	01		00	Meas/Listed-Interior 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	SPLI	4	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0105	1.000		1.0000	615,916.6	147,800
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			147,800	

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	282,432
Year Built	1960
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	209,000
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
PAT1	Patio- Average	L	264	5.89	1993		74		0.00	1,200
BMT	Basement-Unfi	B	850	26.01	1988		74		0.00	17,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,018	1,018	1,018	277.44	282,432
BMT	Basement Area	0	850	0	0.00	0
PTO	Patio	0	84	0	0.00	0
Ttl Gross Liv / Lease Area		1,018	1,952	1,018		282,432

