

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TOWNSEND, ERICKA 44 ARBETA ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	295,100	295,100
			6 Septic			RES LAND	1010	129,900	129,900
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 226/151					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 5		#DL 2		Life Estate					
GIS ID F_980407_2700266		Assoc Pid#		PP STATU					
						Total			
						425,000			
						425,000			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
TOWNSEND, ERICKA		31246 0285	05-04-2018	Q	I	266,500	00	Year	Code	Assessed	Year	Code	Assessed		
CORCORAN, KEVIN F		30034 0096	10-26-2016	U	I	1	1F	2023	1010	252,700	2022	1010	217,000		
CORCORAN, KEVIN F & CASWELL, DEB		20459 0340	11-09-2005	U	I	1	1A		1010	124,700		1010	92,300		
ROMANO, STANLEY & MARY E		10384 0199	09-11-1996	Q	I	74,900	U					1010	1,100		
HARNEY, LEONA M		8436 0128	02-05-1993	U	I	1	A								
								Total		377,400		Total		309,300	
								Total		Total		Total		264,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2020	5C	RESIDENTIAL EXEMPTION	0.00										
			Total										
			0.00										

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0104				HYAN				
NOTES				Appraised Bldg. Value (Card)				266,300
				Appraised Xf (B) Value (Bldg)				27,700
				Appraised Ob (B) Value (Bldg)				1,100
				Appraised Land Value (Bldg)				129,900
				Special Land Value				0
				Total Appraised Parcel Value				425,000
				Valuation Method				C
				Total Appraised Parcel Value				425,000

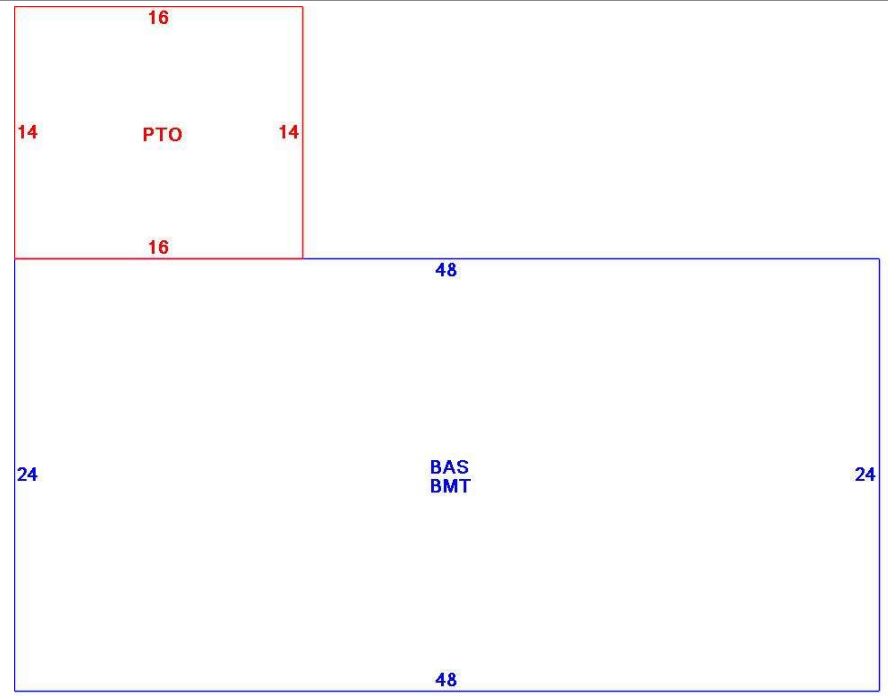
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-3798	12-23-2019	839	Solar Panel-Re	2,675	06-30-2020	100	06-30-2020	Installation of roof mounted ph	07-13-2020	CK	02		02	Bldg Permit Completed
									04-23-2020	WD			FR	Field Review
									07-25-2019	TR	03		16	In Office Review
									12-18-2017	KM	02		03	Cycl Insp Comp
									01-27-2001	PT	01		00	Meas/Listed-Interior Acces
									10-15-1990	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	0.210 AC	176,344.00	3.89789	1.0000	5	1.00	0104	0.900		1.0000	618,632.3	129,900		
					Total Card Land Units	0.21	AC	Parcel Total Land Area					0.21				Total Land Value	129,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 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	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	328,758
Year Built	1976
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	266,300
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
FPL1	Fireplace 1 sto	B	1	5000.00	1996		81		0.00	4,100
PAT1	Patio- Average	L	224	5.89	1997		78		0.00	1,100
BMT	Basement-Unfi	B	1,152	26.01	1996		81		0.00	23,600
SOL1	Solar PV Pane	B	19	860.00	1996		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	285.38	328,758
BMT	Basement Area	0	1,152	0	0.00	0
PTO	Patio	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,152	2,528	1,152		328,758

