

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCLEOD, JEANNE M 28 PEACOCK DRIVE HYANNIS MA 02601				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION	
					4 Gas			RESIDNTL	1010	402,800	402,800		
					6 Septic			RES LAND	1010	149,000	149,000		
SUPPLEMENTAL DATA								Total				551,800	551,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 7A #DL 2 GIS ID F_979428_2698872				Plan Ref. 390/97 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)									
MCLEOD, JEANNE M				23187 0338	10-01-2008	Q	I	378,500	00	Year	Code	Assessed	Year	Code	Assessed				
LAWRENCE, JOHN DERBY JR & DIANE				17099 0197	06-17-2003	Q	I	377,000	00	2023	1010	357,800	2022	1010	301,200				
DECENZO, DERRETH A				13453 0008	12-28-2000	U	I	0	1F		1010	135,400		1010	100,300				
DECENZO, GREGORY C TR				13179 0350	08-14-2000	Q	I	212,000	00					1010	3,900				
BAYSIDE BLDG CONF DEED				11110 0091	12-11-1997	U	I	1	1F	Total									
										493,200		Total		401,500		Total		346,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2010	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN			

NOTES				APPROAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	355,600		
				Appraised Xf (B) Value (Bldg)	42,600		
				Appraised Ob (B) Value (Bldg)	4,600		
				Appraised Land Value (Bldg)	149,000		
				Special Land Value	0		
				Total Appraised Parcel Value	551,800		
				Valuation Method	C		
				Total Appraised Parcel Value	551,800		

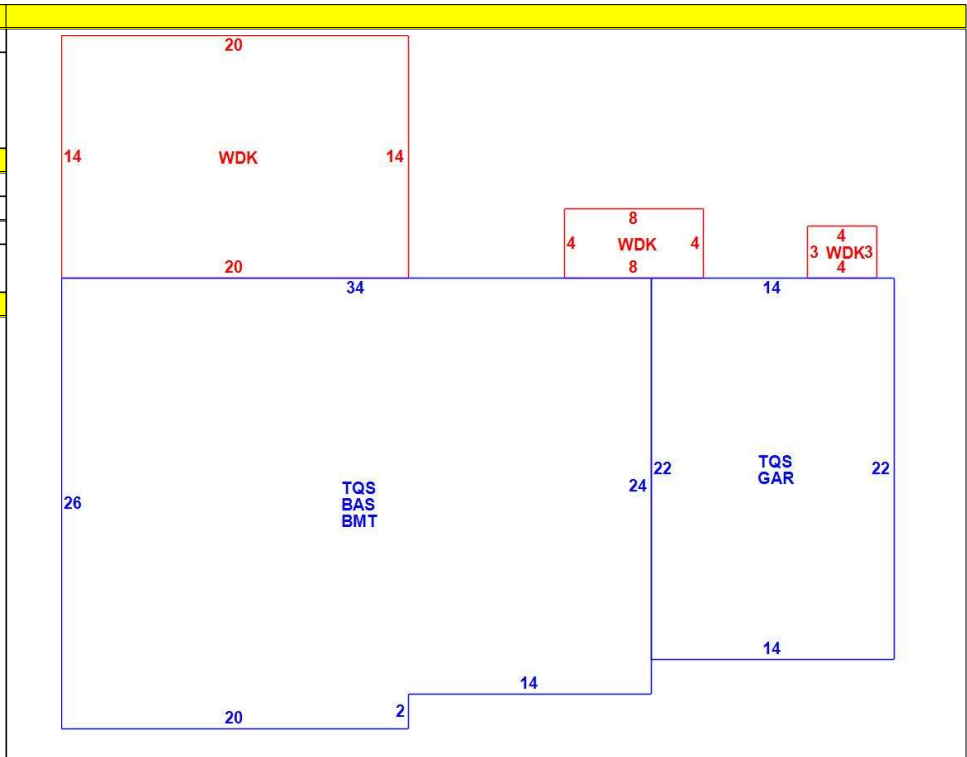
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-2547	09-11-2020	839	Solar Panel-Re	14,300	01-21-2021	100	06-30-2021	Installation of roof mounted ph	01-21-2021	SR	02		02	Bldg Permit Completed
71135	08-27-2003	OB	Out Building		03-22-2004	100	01-01-2004	8 X 8 SHED	04-22-2020	WD			FR	Field Review
B27974	06-02-1985	DW	Dwelling	85,000	09-15-1986	100		HP 1.5 ST	11-22-2017	SR	02		03	Cycl Insp Comp
B27974A	06-01-1985	DW	Dwelling	85,000		100		HP 1.5 ST	02-23-2011	TP	03		16	In Office Review
									02-27-2009	TP	02		20	Sale Review
									03-22-2004	MF	02		12	Outbuilding Insp Only
									03-01-2004	GB			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	0.250 AC	176,344.00	3.37919	1.0000	5	1.00	0105	1.000		1.0000	595,901.6	149,000
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			149,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
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	30	3 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	423,380
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	355,600
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000
BRR	Bsmt Rec Rm-	B	600	8.05	2000		84		0.00	4,100
WDC	Wood Decking	L	324	20.00	1999		60		0.00	3,900
GAR	Attached Gara	B	308	40.00	2000		84		0.00	11,400
BMT	Basement-Unfi	B	856	26.01	2000		84		0.00	20,000
FPLG	Gas Fireplace-	B	1	2500.00			84		0.00	2,100
SHED	Shed	L	64	18.00	1999		60		0.00	700
SOL1	Solar PV Pane	B	20	860.00			0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	856	856	856	262.48	224,683
BMT	Basement Area	0	856	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	757	1,164	757	170.70	198,697
WDK	Wood Deck	0	324	0	0.00	0
Ttl Gross Liv / Lease Area		1,613	3,508	1,613		423,380



1.21.2021