

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCCARTHY JOHN & NANCY 43 OAKVIEW TERRACE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	283,300	283,300		
			6 Septic			RES LAND	1010	150,300	150,300		
SUPPLEMENTAL DATA						Total				433,600	433,600
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel				Land Ct#							
ResExpt Q		YES:		Life Estate							
#DL 1 LOT 36				PP STATU							
#DL 2				Assoc Pid#							
GIS ID		F_980111_2698685									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCARTHY JOHN & NANCY		31399 0084	07-12-2018	Q	I	316,000	00	Year	Code	Assessed	Year	Code	Assessed		
STERK, ZELIAN & LOLA		3459 0010	04-15-1982	Q	I	50,000	U	2023	1010	246,300	2022	1010	207,500		
									1010	136,600		1010	101,200		
											2021	1010	164,500		
												1010	101,200		
												1010	4,500		
								Total		382,900	Total		308,700	Total	270,200

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													
2024	22	VETERAN	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105				HYAN	Appraised Bldg. Value (Card)	250,300		
					Appraised Xf (B) Value (Bldg)	23,700		
					Appraised Ob (B) Value (Bldg)	9,300		
					Appraised Land Value (Bldg)	150,300		
					Special Land Value	0		
					Total Appraised Parcel Value	433,600		
					Valuation Method	C		
					Total Appraised Parcel Value	433,600		

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										07-25-2023	EG	03		16	In Office Review
										07-20-2022	EG	03		16	In Office Review
										05-25-2022	SR	01		02	Bldg Permit Completed
										08-18-2021	JD	03		16	In Office Review
										08-18-2020	LH	03		16	In Office Review
										06-30-2020	TR	02		02	Bldg Permit Completed
										04-22-2020	WD			FR	Field Review

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-44	04-28-2022	809	Deck	8,740	05-25-2022	100	06-30-2022	replacing an old deck floor and		07-25-2023	EG	03		16	In Office Review
20-1060	04-27-2020	833	Shd-Res-under	0	06-30-2020	100	06-30-2020	10x10 shed		07-20-2022	EG	03		16	In Office Review
18-4178	12-27-2018	822	Insulation	2,400	06-30-2020	100	06-30-2020	Add R-38 fiberglass, and R-10		05-25-2022	SR	01		02	Bldg Permit Completed

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	0.290 AC	176,344.00	2.93869	1.0000	5	1.00	0105	1.000		1.0000	518,222.1	150,300
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			150,300

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	11	Clapboard			
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	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 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	291,078
Year Built	1981
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	250,300
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
WDC	Deck comp w	L	248	28.00	2022		100		0.00	7,500
BMT	Basement-Unfi	B	1,056	26.01	2003		86		0.00	23,700
SHED	Shed	L	100	18.00	2020		100		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	275.64	291,078
BMT	Basement Area	0	1,056	0	0.00	0
WDK	Wood Deck	0	248	0	0.00	0
Ttl Gross Liv / Lease Area		1,056	2,360	1,056		291,078

