

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
YETHMAN, RICHARD & VANESSA 160 LINCOLN ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	456,700	456,700
			6 Septic			RES LAND	1010	147,300	147,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 35,36,37 #DL 2 GIS ID F_980344_2701703				Plan Ref. 58/99 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 604,000 604,000			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
YETHMAN, RICHARD & VANESSA		35357 089	09-12-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
YETHMAN, VANESSA		30009 0113	10-17-2016	Q	I	286,000	00	2023	1010	393,100	2022	1010	343,500
MOURA PROPERTY ACQUISITION LLC		29518 0164	03-18-2016	U	I	157,000	1L		1010	141,400		1010	104,700
BANK OF NEW YORK MELLON TR		28965 0270	06-25-2015	U	I	200,133	1L					1010	20,100
MORGANTI, MAUREEN E & ROBERT		18862 0207	07-26-2004	U	I	100	1A	Total		534,500	Total		448,200
								Total			Total		381,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2019	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
0104			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	399,900
Appraised Xf (B) Value (Bldg)	36,700
Appraised Ob (B) Value (Bldg)	20,100
Appraised Land Value (Bldg)	147,300
Special Land Value	0
Total Appraised Parcel Value	604,000
Valuation Method	C
Total Appraised Parcel Value	604,000

NOTES							

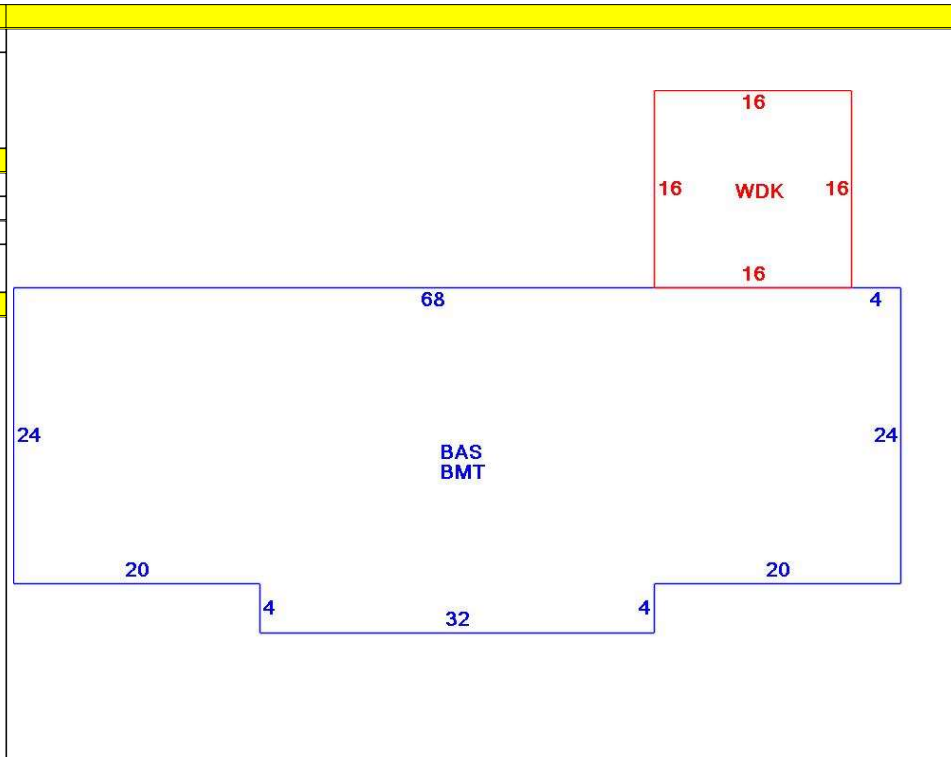
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-3526	11-05-2019	839	Solar Panel-Re	37,840	06-30-2020	100	06-30-2020	Installation of roof mounted ph	07-13-2020	CK	02		02	Bldg Permit Completed
18-693	03-08-2018	835	Sid/Wind/Roof/	9,000	06-30-2018	100	06-30-2018	REPLACE WINDOW AN ONE	04-22-2020	WD			FR	Field Review
17-971	04-10-2017	822	Insulation	4,800	06-30-2017	100	06-30-2017	weatherization	10-04-2018	GC	03		16	In Office Review
16-908	04-13-2016	835	Sid/Wind/Roof/	5,000	06-30-2016	100	06-30-2016	Re-Roof (stripping old shingles)	09-11-2018	KM	22		22	Change of Address
									12-06-2017	KM	01		03	Cycl Insp Comp
									01-27-2017	JR	03		20	Sale Review
									12-08-2016	AL	03		16	In Office Review

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	0.580 AC	176,344.00	1.60055	1.0000	5	1.00	0104	0.900		1.0000	254,023.5	147,300

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	02	Heat Pump			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	512,664
Year Built	1950
Effective Year Built	1991
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	399,900
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	1993		78		0.00	3,900
FGR2	Garage- Avg-	L	676	50.00	1970		51	00	1.00	17,200
WDC	Wood Decking	L	256	20.00	1996		54		0.00	2,900
BMT	Basement-Unfi	B	1,856	26.01	1993		78		0.00	32,800
SOL2	Solar PV Pane	B	54	725.00	1993		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,856	1,856	1,856	276.22	512,664
BMT	Basement Area	0	1,856	0	0.00	0
WDK	Wood Deck	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		1,856	3,968	1,856		512,664

