

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CAMPBELL, DEANDRA ELLIS HINDS, TYRONE MARLEY 306 ARROWHEAD DRIVE HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	352,500	352,500
				6	Septic					RES LAND	1010	127,800	127,800
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 38 #DL 2 GIS ID F_980507_2700935					Plan Ref. 159/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total		480,300	480,300

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CAMPBELL, DEANDRA ELLIS FARRENKOPF, ERIC R & CHERYL		35398	255	09-30-2022	Q	I	505,000	00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		2802	0272	10-17-1978	Q	V	28,000	U	2023	1010	292,600	2022	1010	243,600	2021	1010	217,800			
										1010	122,600			90,800			1010	86,000	1010	3,900
										Total		415,200	Total		334,400	Total		307,700		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	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
0104			HYAN

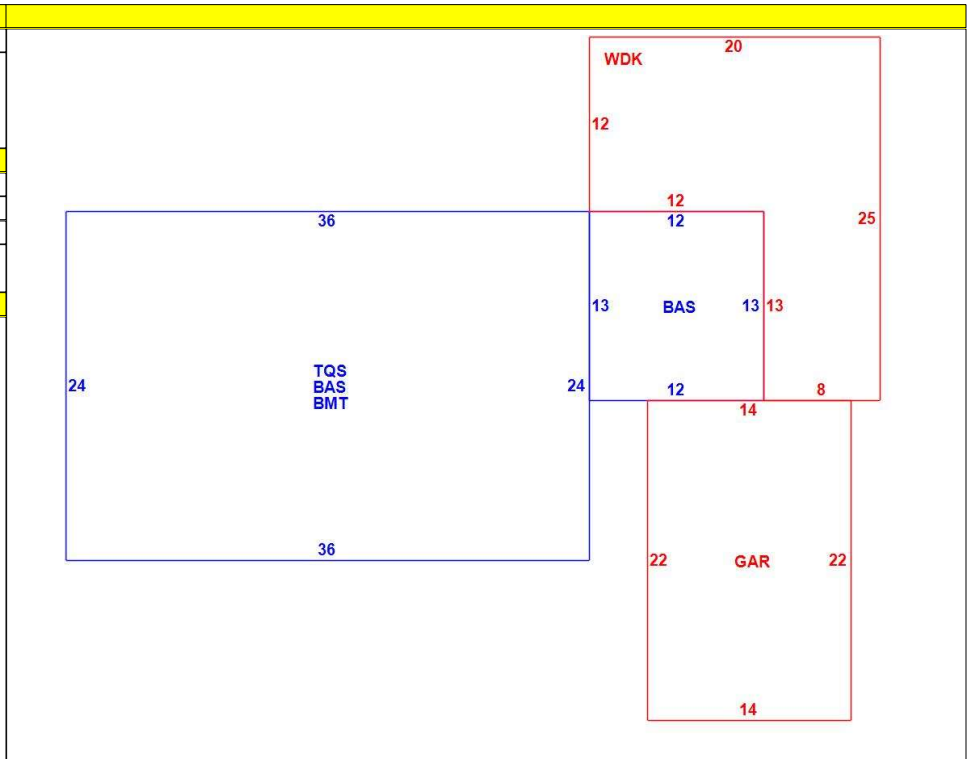
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	311,700
Appraised Xf (B) Value (Bldg)	36,900
Appraised Ob (B) Value (Bldg)	3,900
Appraised Land Value (Bldg)	127,800
Special Land Value	0
Total Appraised Parcel Value	480,300
Valuation Method	C
Total Appraised Parcel Value	480,300

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	
EXPR-23-11	09-01-2023	835	Sid/Wind/Roof/	6,000		100		strip and re-roof 14SQ	05-09-2023	CK	04		20	Sale Review	
BLDR-23-10	08-24-2023	839	Solar Panel-Re	11,731		0		Installation of roof mounted ph	01-27-2022	BM	22		22	Change of Address	
BLDR-23-91	07-26-2023	804	Addn Alt-Res	1,000		0		deck refurbishment and new h	04-23-2020	WD			FR	Field Review	
18-1220	05-16-2018	822	Insulation	1,960	06-30-2018	100	06-30-2018	weatherization	12-13-2017	KM	01		03	Cycl Insp Comp	
B30192	11-01-1986	AD	Addition	22,000	01-15-1988	100		HY 2ND FL	05-17-2002	PT	01		00	Meas/Listed-Interior Acces	
									09-15-1990	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	0.190	AC	176,344.00	4.23746	1.0000	5	1.00	0104	0.900		1.0000	672,523.1	127,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	07	Gambrel			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		389,568			
Year Built		1964			
Effective Year Built		1993			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		20			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		80			
RCNLD		311,700			
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	1995		80		0.00	4,800
WDC	Wood Decking	L	344	20.00	1998		58		0.00	3,900
GAR	Attached Gara	B	308	40.00	1995		80		0.00	10,900
BMT	Basement-Unfi	B	864	26.01	1995		80		0.00	19,200
FPLG	Gas Fireplace-	B	1	2500.00	1995		80		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,020	1,020	1,020	246.25	251,175	
BMT	Basement Area	0	864	0	0.00	0	
GAR	Attached Garage	0	308	0	0.00	0	
TQS	Three Quarter Story	562	864	562	160.18	138,393	
WDC	Wood Deck	0	344	0	0.00	0	
Ttl Gross Liv / Lease Area		1,582	3,400	1,582		389,568	

