

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EIB, JOHN RYAN & SHELLY				1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
53 LEXINGTON DRIVE								RESIDNTL	1010	369,100	369,100	
HYANNIS MA 02601								RES LAND	1010	135,500	135,500	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 383/30-32		Total				
Split Zonin						Land Ct#		504,600				
BID Parcel						#SR						
ResExpt Q NO APP:						Life Estate						
#DL 1 LOT 27						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_980952_2702373												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
EIB, JOHN RYAN & SHELLY				34236 316	06-24-2021	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed	
GILSON, CORAL A				32004 0172	05-07-2019	U	I	10	1F	2023	1010	326,800	2022	1010	273,600	
GILSON, CORAL A				32004 0167	05-07-2019	U	I	10	1F		1010	130,100		1010	96,400	
GILSON, CORAL A TR				27455 0130	06-13-2013	U	I	1	1F					1010	4,800	
GILSON, CORAL A				13175 0151	08-10-2000	Q	I	160,000	00	Total		456,900	Total		370,000	
		Total								Total		326,500				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			334,400
Appraised Xf (B) Value (Bldg)			29,900
Appraised Ob (B) Value (Bldg)			4,800
Appraised Land Value (Bldg)			135,500
Special Land Value			0
Total Appraised Parcel Value			504,600
Valuation Method			C
Total Appraised Parcel Value			504,600

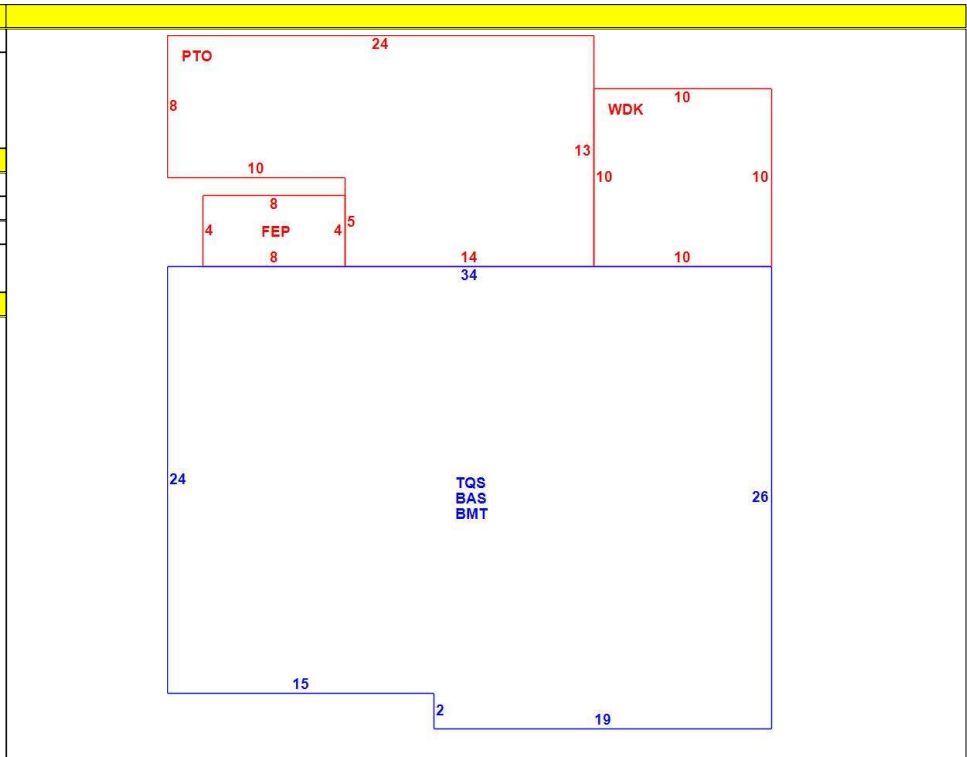
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201505383	08-24-2015	NS	New Siding	35,000	06-30-2016	100	06-30-2016	RESIDE & WINDOW REPLAC	04-23-2020	WD			FR	Field Review
B30672	04-01-1987	OB	Out Building	500	01-15-1988	100		HY SHED	11-20-2017	SR	02		03	Cycl Insp Comp
B27136	10-01-1984	DW	Dwelling	40,000	01-15-1988	100		HY	02-21-2014	JR	03		16	In Office Review
									05-23-2002	PT	01		00	Meas/Listed-Interior Acces
									08-15-1990	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	0.300 AC	176,344.00	2.84692	1.0000	5	1.00	0104	0.900		1.0000	451,828.6	135,500
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			135,500

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	30	Cement Siding			
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	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		380,050
Year Built		1984
Effective Year Built		2003
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		334,400
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	2005		88		0.00	5,300
WDC	Wood Decking	L	100	20.00	1999		60		0.00	2,100
PAT1	Patio- Average	L	262	5.89	1999		80		0.00	1,300
FEP	Enclosed porc	B	32	70.00	2005		88		0.00	3,700
BMT	Basement-Unfi	B	854	26.01	2005		88		0.00	20,900
SHED	Shed	L	80	18.00	2017		96		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	854	854	854	269.73	230,349
BMT	Basement Area	0	854	0	0.00	0
FEP	Enclosed Porch	0	32	0	0.00	0
PTO	Patio	0	262	0	0.00	0
TQS	Three Quarter Story	555	854	555	175.29	149,700
WDK	Wood Deck	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		1,409	2,956	1,409		380,049

