

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BALDNER, RICHARD F								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
55 MCGEE DRIVE								RESIDENTL	1010	302,300	302,300	
HYANNIS MA 02601								RES LAND	1010	151,900	151,900	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID						Plan Ref. 417/5		Total				
Split Zonin						Land Ct#		454,200				
ResExpt Q YES:						Life Estate		454,200				
#DL 1 LOT 9						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_980020_2704465												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BALDNER, RICHARD F				23381	0307	01-20-2009	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
BALDNER, RICHARD S				6755	0124	05-15-1989	Q	I	119,595	U	2023	1010	270,000	2022	1010	224,900
GREENBRIER CORP				5113	0332	06-15-1986	U	V	1,735,000	N		1010	138,100	2021	1010	102,300
RIEDEL, CARL S & WHITE, ALLEN J				4629	0083	07-15-1985	U	V	0						1010	3,400
Total											408,100	Total	327,200	Total	294,600	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2019	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

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

NOTES				APPRAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	280,000		
				Appraised Xf (B) Value (Bldg)	18,900		
				Appraised Ob (B) Value (Bldg)	3,400		
				Appraised Land Value (Bldg)	151,900		
				Special Land Value	0		
				Total Appraised Parcel Value	454,200		
				Valuation Method	C		
				Total Appraised Parcel Value	454,200		

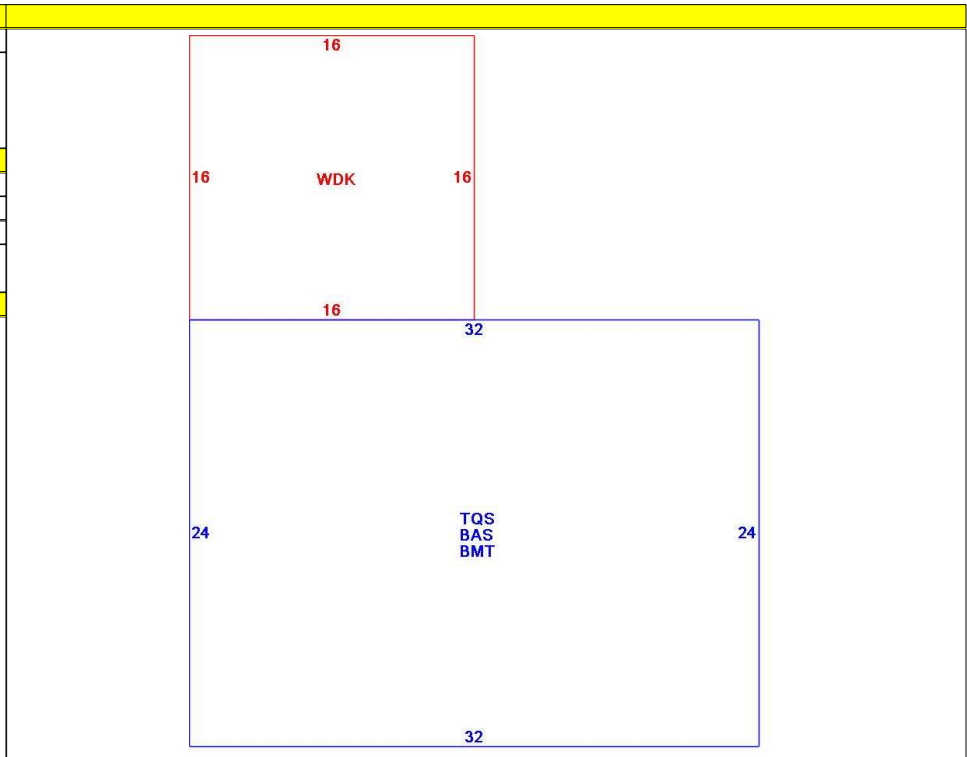
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-21-83	06-14-2021	839	Solar Panel-Re	15,000	07-29-2021	100	06-30-2022	Install 3.4kw solar panels on ro	07-06-2022	CK	03		02	Bldg Permit Completed
20-2816	10-19-2020	839	Solar Panel-Re	12,018	06-30-2020	0	06-30-2020	EXPIRED installation of roof m	04-27-2020	WD			FR	Field Review
20-1675	07-02-2020	822	Insulation	2,447	06-30-2021	100	06-30-2021	Residential air sealing and ins	08-06-2018	LH	03		16	In Office Review
20-680	03-04-2020	835	Sid/Wind/Roof/	300	06-30-2020	100	06-30-2020	SIDING	12-21-2017	KM	02		03	Cycl Insp Comp
B32596	01-01-1989	DW	Dwelling	45,000	01-15-1990	100		HY 11/2 S	01-21-2014	JR	03		16	In Office Review
									06-13-2002	PT	01		00	Meas/Listed-Interior Acces
									01-15-1990	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	RC-	4	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000		1.0000	446,820.4	151,900
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			151,900	

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	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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	329,445
Year Built	1989
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	280,000
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	Wood Decking	L	256	20.00	2000		62		0.00	3,400
BMT	Basement-Unfi	B	768	26.01	2002		85		0.00	18,900
SOL1	Solar PV Pane	B	10	860.00	2002		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	768	768	768	260.02	199,695	
BMT	Basement Area	0	768	0	0.00	0	
TQS	Three Quarter Story	499	768	499	168.95	129,750	
WDK	Wood Deck	0	256	0	0.00	0	
Ttl Gross Liv / Lease Area		1,267	2,560	1,267		329,445	

