

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HEGNER, CATARINA  91 ARROWHEAD DRIVE  HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	330,900	330,900
			6 Septic			RES LAND	1010	134,400	134,400
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 75 #DL 2 GIS ID F_980771_2703046				Plan Ref. 159/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 465,300 465,300			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HEGNER, CATARINA		33996 010	04-09-2021	Q	I	370,000	00	Year	Code	Assessed	Year	Code	Assessed
OUR CHILD LLC		33589 0188	12-18-2020	U	I	205,000	1	2023	1010	292,600	2022	1010	247,100
KOLB, KAREN L		12509 0285	08-30-1999	Q	I	107,500	00		1010	128,900		1010	95,500
MONTEMAGNI, MARK & LAURA		10859 0245	07-21-1997	U	I	38,000	1E					1010	8,400
FARMERS HOME ADMINISTRATION		10680 0323	04-03-1997	U	I	1	1E						
Total								421,500	Total	342,600	Total	269,400	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	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)	302,500
Appraised Xf (B) Value (Bldg)	20,000
Appraised Ob (B) Value (Bldg)	8,400
Appraised Land Value (Bldg)	134,400
Special Land Value	0
Total Appraised Parcel Value	465,300
Valuation Method	C
Total Appraised Parcel Value	465,300

NOTES									

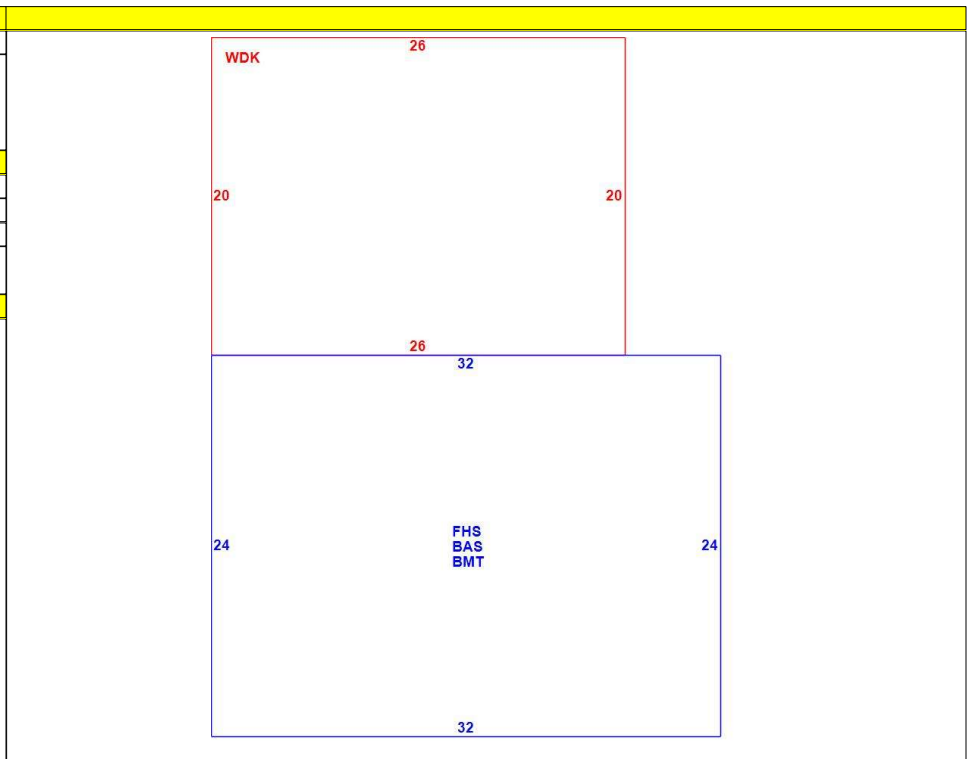
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	08-11-2021	835	Sid/Wind/Roof/	3,125		100		Weatherization, Insulation and		07-29-2022	EG	03		16	In Office Review
EXPR-21-1	02-08-2021	835	Sid/Wind/Roof/	2,500		100		Replacement of   2 doubl		04-22-2020	WD			FR	Field Review
BLDR-20-36	12-22-2020	804	Addn Alt-Res	10,000		100		Removal and Replacement of		12-05-2017	KM	02		03	Cycl Insp Comp
14497	04-12-1996	RE	Remodel	11,300	07-23-1997	100	01-01-1997			01-22-2014	JR	03		16	In Office Review
										05-17-2002	PT	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	0.260 AC	176,344.00	3.25636	1.0000	5	1.00	0104	0.900			1.0000	516,811.3	134,400
Total Card Land Units					0.26 AC	Parcel Total Land Area					0.26	Total Land Value					134,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	04	4 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	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 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	336,087
Year Built	1980
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	302,500
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
BMT	Basement-Unfi	B	768	26.01	1998		90		0.00	20,000
WDC	Wood Deck w/	L	520	18.00	2017		96		0.00	8,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	768	768	768	291.74	224,058	
BMT	Basement Area	0	768	0	0.00	0	
FHS	Half Story	384	768	384	145.87	112,029	
WDC	Wood Deck	0	520	0	0.00	0	
Ttl Gross Liv / Lease Area		1,152	2,824	1,152		336,087	

