

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KHADKA, ICHHA							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
374 CASTLEWOOD CIRCLE							RESIDNTL	1010	341,400	341,400	
HYANNIS MA 02601							RES LAND	1010	144,300	144,300	<b>VISION</b>
SUPPLEMENTAL DATA							Total				
Alt Prcl ID			Split Zonin		Plan Ref. 197/97						
#DL 1 LOT 116			#DL 2		Land Ct#						
GIS ID F_981535_2708084			Assoc Pid#								

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KHADKA, ICHHA			29928 0041	09-13-2016	Q	I	268,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAWHEAD, JOHN C JR TR			25675 0228	09-12-2011	U	I	1	1F	2023	1010	295,800	2022	1010	253,600	2021	1010	196,600
LAWHEAD, JOHN C JR			25572 0130	07-20-2011	U	I	0	1		1010	131,200		1010	97,200		1010	97,200
LAWHEAD, MARION J & JOHN C JR			25554 0246	07-08-2011	U	I	1	1A								1010	7,000
LAWHEAD, MARION J			21682 0113	01-09-2007	U	I	0	1A	Total		427,000	Total		350,800	Total		300,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2018	N5C	NO RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0105				HYAN					
NOTES				Appraised Bldg. Value (Card)	310,400				
				Appraised Xf (B) Value (Bldg)	24,000				
				Appraised Ob (B) Value (Bldg)	7,000				
				Appraised Land Value (Bldg)	144,300				
				Special Land Value	0				
				Total Appraised Parcel Value	485,700				
				Valuation Method	C				
				Total Appraised Parcel Value	485,700				

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
20-911	03-27-2020	839	Solar Panel-Re	4,945	06-30-2020	100	06-30-2020	Installation of roof mounted ph	07-14-2020	CK	02		02	Bldg Permit Completed
B36956	08-01-1994	AD	Addition	18,500	01-15-1995	100		HY ADD'N	04-27-2020	WD			FR	Field Review
									01-11-2018	MD	22		22	Change of Address
									03-15-2017	KM	02		03	Cycl Insp Comp
									05-10-2016	AL	22		22	Change of Address
									06-11-2002	PT	01		00	Meas/Listed-Interior Acces
									07-15-1995	ME	02		01	Meas/Est

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	0.210 AC	176,344.00	3.89789	1.0000	5	1.00	0105	1.000		1.0000	687,371.2	144,300
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			144,300

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	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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	408,472
Year Built	1965
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	310,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		76		0.00	3,800
SHED	Shed	L	280	18.00	2002		66		0.00	3,300
WDC	Wood Decking	L	180	20.00	1998		58		0.00	2,600
FOPC	Open Prch-roo	B	54	55.00	1990		76		0.00	2,300
BMT	Basement-Unfi	B	842	26.01	1990		76		0.00	17,900
PAT2	Patio-Good	L	96	9.94	2018		99		0.00	1,100
SOL2	Solar PV Pane	B	32	725.00	1990		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,507	1,507	1,507	271.05	408,472
BMT	Basement Area	0	842	0	0.00	0
FPC	Open Porch Conc. Floor	0	54	0	0.00	0
WDC	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		1,507	2,583	1,507		408,472

