

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
14 WACHUSETT AVENUE LLC 14 WACHUSETT AVENUE HYANNIS PORT MA 02647		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	1,010,300	1,010,300		
			6 Septic			RES LAND	1010	1,467,300	1,467,300		
SUPPLEMENTAL DATA						Total				2,477,600	2,477,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_983067_2693299				Plan Ref. Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
14 WACHUSETT AVENUE LLC		33382 0242	10-21-2020	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
PETERS, RONALD E & LORI S		9114 0093	03-15-1994	Q	I	381,500	U	2023	1010	873,800	2022	1010	739,400
MCKEAG, DONALD P		7963 0283	04-15-1992	Q	I	300,000	U		1010	1,155,100		1010	865,800
VAUGHN, ELIZABETH R		4388 0101	01-15-1985	Q	I	375,000	U					1010	96,400
DAUPHINEE, RAYMOND D		3964 0264	12-15-1983	Q	I	155,000	U	Total		2,028,900	Total		1,605,200
								Total			Total		1,520,800

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 863,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 50,100				

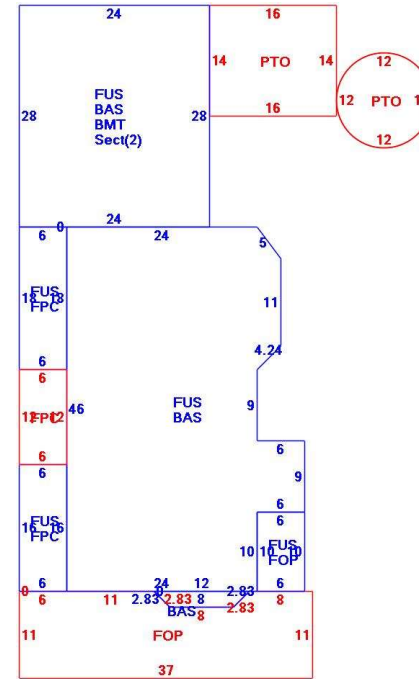
ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name					HYAN	
0117							

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-27-2020	WD			FR	Field Review
										10-17-2017	SR	02		03	Cycl Insp Comp
										04-20-2017	MLF	22		22	Change of Address
										03-17-2017	SR	02		02	Bldg Permit Completed
										11-07-2016	KJ	03		16	In Office Review
										05-18-2016	SR	01		13	CALL BACK
										04-20-2010	JR	03		15	Abatement Review
										Total Appraised Parcel Value				2,477,600	

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
EXPR-22-1	09-26-2022	835	Sid/Wind/Roof/	23,000		100		Replacing existng asphalt roof		05-27-2020	WD			FR	Field Review
20-1566	06-22-2020	822	Insulation	9,900		100		Insulation/Weatherization		10-17-2017	SR	02		03	Cycl Insp Comp
201506812	10-19-2015	SP	Swimming Pool	83,000	05-04-2016	100	06-30-2016	INGROUND SWIMMING POO		04-20-2017	MLF	22		22	Change of Address
201505466	10-08-2015	RA	Remodel-Additi	160,000	05-04-2016	100	06-30-2016	TO DO A PARTIAL DEMO AN		03-17-2017	SR	02		02	Bldg Permit Completed
54956	08-03-2001	NS	New Siding	7,000	01-01-2002	100	12-31-2002			11-07-2016	KJ	03		16	In Office Review
B35019	04-01-1992	NR	New Roof	1,500	01-15-1993	100	12-31-1993	HP ROOF		05-18-2016	SR	01		13	CALL BACK

LAND LINE VALUATION SECTION													Total Land Value			
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	RF-1	4	0.320 AC	176,344.00	2.68059	1.0000	5	1.00	0117	9.700		1.0000	4,585,261	1,467,300
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value			1,467,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	07	7 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	11	11 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	11	Stone Ftgs			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,075,314
			Year Built		1890
			Effective Year Built		1984
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		863,800
			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
FPL3	Fireplace 2 sto	B	2	7000.00	1984		73		0.00	10,200
PHS1	Pool Hs/Elect,	L	220	90.00	2015		96	00	1.00	19,000
FOP	Open Porch-ro	B	447	55.00	1984		73		0.00	12,600
FOPC	Open Prch-roo	B	276	55.00	1984		73		0.00	7,800
SPL3	Pool Gunite	L	576	75.00	2015		92	00	1.00	42,900
SPC1	Pool Cover-Au	L	576	17.53	2015		92		0.00	9,300
FPIT	Fire Pit	L	1	3010.00	2015		96	C	1.00	2,900
PAT1	Patio- Average	L	928	5.89	2015		96		0.00	4,800
SPDC	POOL DECK	L	1,008	5.61	2015		96		0.00	5,400
SPH2	Pool Heater 50	L	1	3081.00	2015		92		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,222	1,222	1,222	266.70	325,901
FOP	Open Porch	0	447	0	0.00	0
FPC	Open Porch Conc. Floor	0	276	0	0.00	0
FUS	Upper Story	1,466	1,466	1,466	266.70	390,975
PTO	Patio	0	337	0	0.00	0
Ttl Gross Liv / Lease Area		2,688	3,748	2,688		716,876



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
14 WACHUSETT AVENUE LLC 14 WACHUSETT AVENUE HYANNIS PORT MA 02647		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	1,010,300	1,010,300		
			6 Septic			RES LAND	1010	1,467,300	1,467,300		
SUPPLEMENTAL DATA						Total				2,477,600	2,477,600
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 1				#SR							
#DL 2				Life Estate							
GIS ID F_983067_2693299				PP STATU A:Active							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	873,800	2022	1010	739,400	2021	1010	533,100
									1010	1,155,100		1010	865,800		1010	891,300
															1010	96,400
								Total		2,028,900	Total		1,605,200	Total		1,520,800

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									APPRAISED VALUE SUMMARY						
Total									Appraised Bldg. Value (Card)				863,800		
									Appraised Xf (B) Value (Bldg)				50,100		
									Appraised Ob (B) Value (Bldg)				96,400		
									Appraised Land Value (Bldg)				1,467,300		
									Special Land Value				0		
									Total Appraised Parcel Value				2,477,600		
									Valuation Method				C		
									Total Appraised Parcel Value				2,477,600		

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

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
Total Card Land Units					Parcel Total Land Area					Total Land Value							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	06	Conventional									
Model	01	Residential									
Grade:	C+	Average Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	09	Pine/Soft Wood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	05	Hot Water				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	07	7 Bedrooms				Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	11	11 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt	11	Stone Ftgs				RCNLD					
Foundation Alt						Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	20	2 Full-0 Half				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	
PAT1	Patio- Average	L	337	5.89	2015		96		0.00	1,900	
SPDC	POOL DECK	L	337	5.61	2015		96		0.00	1,800	
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
14 WACHUSETT AVENUE LLC 14 WACHUSETT AVENUE HYANNIS PORT MA 02647		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	1,010,300	1,010,300		
			6 Septic			RES LAND	1010	1,467,300	1,467,300		
SUPPLEMENTAL DATA						Total				2,477,600	2,477,600
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1 LOT 1		#DL 2		Life Estate							
GIS ID F_983067_2693299		Assoc Pid#		PP STATU A:Active							

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14 WACHUSETT AVENUE LLC		33382 0242	10-21-2020	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PETERS, RONALD E & LORI S		9114 0093	03-15-1994	Q	I	381,500	U	2023	1010	873,800	2022	1010	739,400	2021	1010	533,100
MCKEAG, DONALD P		7963 0283	04-15-1992	Q	I	300,000	U		1010	1,155,100		1010	865,800		1010	891,300
VAUGHN, ELIZABETH R		4388 0101	01-15-1985	Q	I	375,000	U								1010	96,400
DAUPHINEE, RAYMOND D		3964 0264	12-15-1983	Q	I	155,000	U	Total		2,028,900	Total		1,605,200	Total		1,520,800

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0117				HYAN	Appraised Bldg. Value (Card)						863,800
					Appraised Xf (B) Value (Bldg)						50,100
					Appraised Ob (B) Value (Bldg)						96,400
					Appraised Land Value (Bldg)						1,467,300
					Special Land Value						0
					Total Appraised Parcel Value						2,477,600
					Valuation Method						C
					Total Appraised Parcel Value						2,477,600

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-22-1	09-26-2022	835	Sid/Wind/Roof/	23,000		100		Replacing existng asphalt roof		05-27-2020	WD			FR	Field Review						
20-1566	06-22-2020	822	Insulation	9,900		100		Insulation/Weatherization		10-17-2017	SR	02		03	Cycl Insp Comp						
201506812	10-19-2015	SP	Swimming Pool	83,000	05-04-2016	100	06-30-2016	INGROUND SWIMMING POO		04-20-2017	MLF	22		22	Change of Address						
201505466	10-08-2015	RA	Remodel-Additi	160,000	05-04-2016	100	06-30-2016	TO DO A PARTIAL DEMO AN		03-17-2017	SR	02		02	Bldg Permit Completed						
54956	08-03-2001	NS	New Siding	7,000	01-01-2002	100	12-31-2002			11-07-2016	KJ	03		16	In Office Review						
B35019	04-01-1992	NR	New Roof	1,500	01-15-1993	100	12-31-1993	HP ROOF		05-18-2016	SR	01		13	CALL BACK						
										04-20-2010	JR	03		15	Abatement Review						

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	RF-1	4	0.320	AC	176,344.00	2.68059	1.0000	5	1.00	0117	9.700		1.0000	4,585,261	1,467,300
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value				1,467,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	2				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,075,314
			Year Built		2015
			Effective Year Built		2013
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		95
			Percent Good		95
			RCNLD		863,800
			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	672	26.01	2017		95		0.00	19,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672	672	266.70	179,219
BMT	Basement Area	0	672	0	0.00	0
FUS	Upper Story	672	672	672	266.70	179,219
Ttl Gross Liv / Lease Area		1,344	2,016	1,344		358,438

