

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
ROYER, SANDRA L  45 MARSTON AVENUE  HYANNIS PORT MA 02647		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	232,800	232,800	
			6 Septic			RES LAND	1010	178,000	178,000	
<b>SUPPLEMENTAL DATA</b>						Total				410,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT UNNUM #DL 2 GIS ID F_983672_2695382				Plan Ref. 84/69 Land Ct# #SR Life Estate PP STATU Assoc Pid#						<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ROYER, SANDRA L		30031	0275	10-25-2016	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed
ROYER, WARREN		3153	0067	09-12-1980	U		0		2023	1010	199,500	2022	1010	171,300
										1010	175,900		1010	125,300
													1010	2,200
									Total		375,400	Total		296,600
									Total			Total		265,000

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			
0106				HYAN	Appraised Bldg. Value (Card)	209,800	
					Appraised Xf (B) Value (Bldg)	20,800	
					Appraised Ob (B) Value (Bldg)	2,200	
					Appraised Land Value (Bldg)	178,000	
					Special Land Value	0	
					Total Appraised Parcel Value	410,800	
					Valuation Method	C	
					Total Appraised Parcel Value	410,800	

NOTES												VISIT / CHANGE HISTORY					
												Date	Id	Type	Is	Cd	Purpost/Result
												05-26-2020	WD			FR	Field Review
												10-04-2017	SR	01		03	Cycl Insp Comp
												02-20-2002	PT	01		00	Meas/Listed-Interior Acces
												01-15-1988	ML	01		00	Meas/Listed-Interior Acces

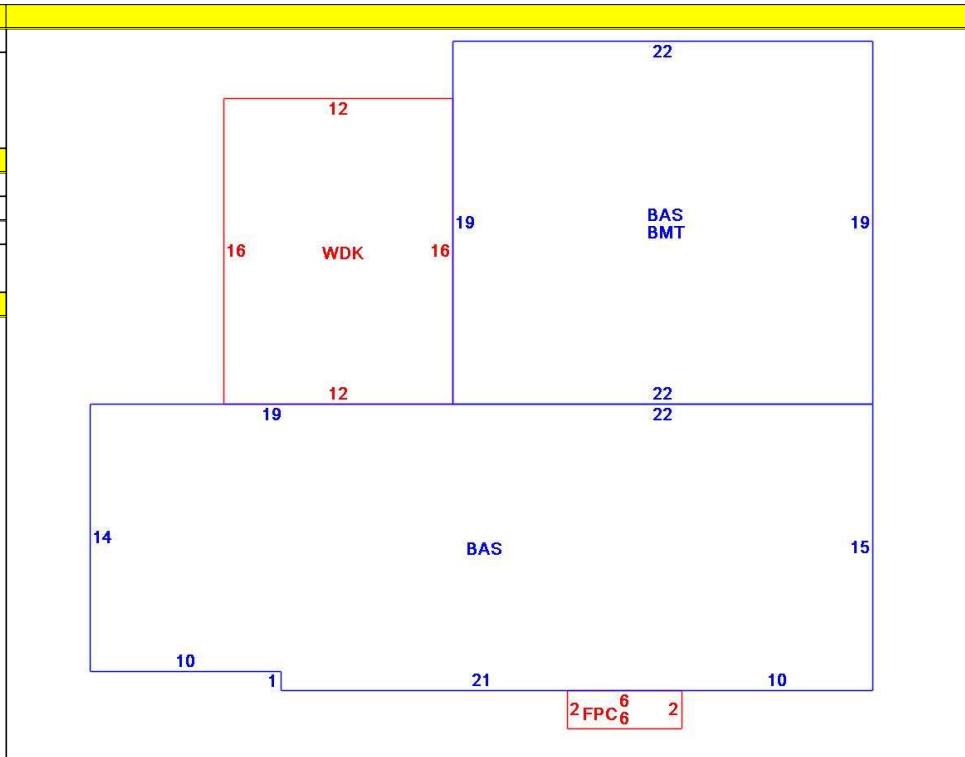
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
EXPR-22-1	11-01-2022	835	Sid/Wind/Roof/	6,000		100		siding								

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	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0106	1.150		1.0000	432,554.2	177,300
1	1010	Single Fam M-0	RF-1	4	0.300	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	700
Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value			178,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	08	Mixed			
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	283,576
Year Built	1959
Effective Year Built	1985
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	209,800
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
FPL1	Fireplace 1 sto	B	1	5000.00	1987		74		0.00	3,700
BFA	Bsmt Fin-Avg	B	418	17.36	1987		74		0.00	5,400
WDC	Wood Decking	L	192	20.00	1993		48		0.00	2,200
FOPC	Open Prch-roo	B	12	55.00	1987		74		0.00	800
BMT	Basement-Unfi	B	418	26.01	1987		74		0.00	10,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,023	1,023	1,023	277.20	283,576
BMT	Basement Area	0	418	0	0.00	0
FPC	Open Porch Conc. Floor	0	12	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,023	1,645	1,023		283,576

