Property Location 26 FIDDLERS CIRCLE | Map ID 288/ 162/ / / | Bldg Name | State Use 1010
Vision ID 21912 | Account # 192605 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 11:44:23 PM

CURRENT OWNER

BLANCHARD, BARRY W

26 FIDDLERS CIRCLE

HYANNIS MA 02601

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	96/137
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 30	PP STATU	
#DL 2			
GIS ID	F_984869_2696276	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	367,700	367,700
RES LAND	1010	168,700	168,700
Total		536,400	536,400

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
BLANCHARD, BARRY W	31209	0107	04-18-2018	U	I	100	1F
BLANCHARD, BARRY W TR	29058	0182	08-05-2015	U	I	0	1
BLANCHARD, VERNON S ESTATE OF	29058	0179	08-05-2015	U	I	0	1A
BLANCHARD, VERNON S	25152	0215	01-04-2011	U	I	1	1A
BLANCHARD, VERNON S & HELEN F	1253	0376	06-03-1964	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	329,700	2022	1010	276,000	2021	1010	227,300
	1010	166,700		1010	118,500		1010	118,500
							1010	10,300
	Total	496,400		Total	394,500		Total	356,100

EXEMPTIONS

Year	Code	Description	Amount
2017	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0106				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	332,800
Appraised Xf (B) Value (Bldg)	24,600
Appraised Ob (B) Value (Bldg)	10,300
Appraised Land Value (Bldg)	168,700
Special Land Value	0
Total Appraised Parcel Value	536,400
Valuation Method	C
Total Appraised Parcel Value	536,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201502192	04-29-2015	AD	Addition	60,746	09-08-2015	100	06-30-2016	BUILD SUNROOM ON NEW
201501220	03-11-2015	NW	New Windows	24,899	06-30-2015	100	06-30-2016	REPLACE 15 WINDOWS ,30
B33782	05-01-1990	WD	Wood Deck	5,000	01-15-1991	100	12-31-1991	HY DECK

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-26-2020	WD			FR	Field Review
02-03-2017	GC	03		16	In Office Review
02-23-2016	SR	02		02	Bldg Permit Completed
08-31-2015	NF	03		16	In Office Review
02-25-2014	JR	03		16	In Office Review
06-09-2011	NF	03		16	In Office Review
07-18-2002	PT	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	RB	4	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0106	1.150		1.0000	733,308.8	168,700

Total Card Land Units 0.23 AC | Parcel Total Land Area 0.23 | Total Land Value 168,700

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CONSTRUCTION DETAIL

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		
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	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

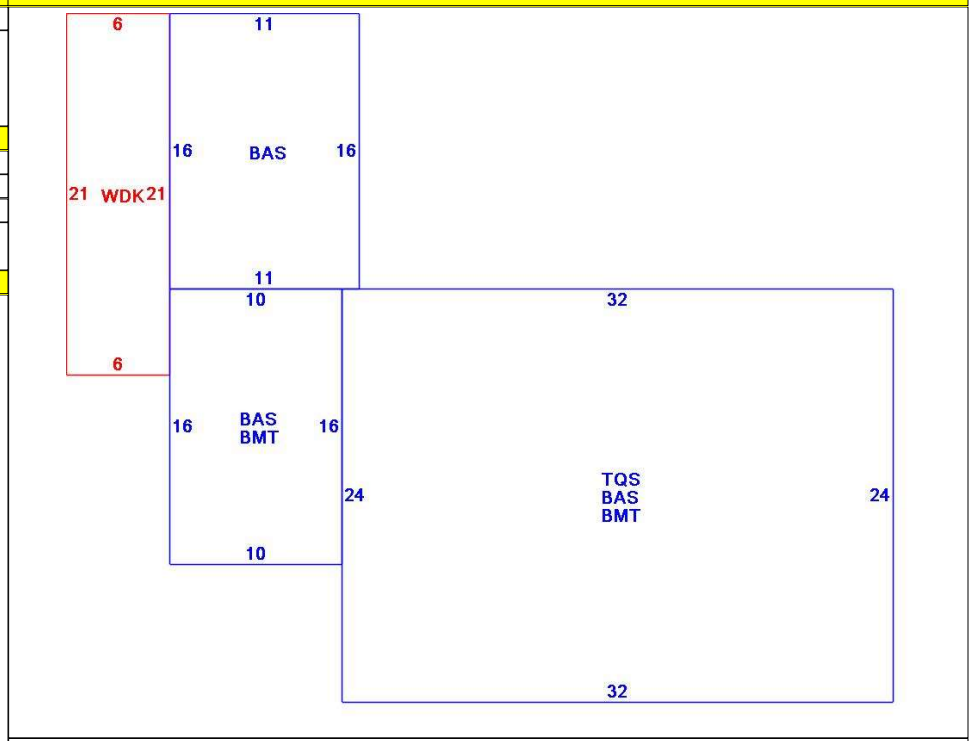
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	421,268
Year Built	1963
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	332,800
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1994		79		0.00	4,700
BMT	Basement-Unfi	B	928	26.01	1994		79		0.00	19,900
GEN	Emergency Ge	L	1	5550.00	2014		90		0.00	5,000
SHD2	Shed w/Elec	L	192	26.00	1990		42		0.00	2,100
WDC	Wood Deck w/	L	126	18.00	2015		92		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	262.80	290,131
BMT	Basement Area	0	928	0	0.00	0
TQS	Three Quarter Story	499	768	499	170.75	131,137
WDK	Wood Deck	0	126	0	0.00	0
	Ttl Gross Liv / Lease Area	1,603	2,926	1,603		421,268