

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
WINTERS, STEPHEN SAMUEL 70 ARBOR WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	306,100	306,100		
			6 Septic			RES LAND	1010	154,500	154,500		
SUPPLEMENTAL DATA						Total				460,600	460,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 22 #DL 2 GIS ID F_983249_2698297				Plan Ref. Land Ct# 24740-C #SR Life Estate PP STATU 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 V	Year	Code	Assessed	Year	Code	Assessed					
WINTERS, STEPHEN SAMUEL	C220443	0	09-04-2019	Q	I	322,000	00	2023	1010	253,300	2022	1010	232,300	2021	1010	194,800
HAYES, CHANTAL K	C197683	0	07-18-2012	U	I	1	1		1010	140,500		1010	104,100		1010	104,100
BELL, CHRISTOPHER & HAYES, CHANT	C186290	0	06-25-2008	U	I	1	1F								1010	3,400
BELL, CHRISTOPHER J TR	C163988	0	01-11-2002	U	I	1	1F	Total		393,800	Total		336,400	Total		302,300
BELL, LEONARD J & LOIS C	C33424	0	08-27-1964	U		0										

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			
0105				HYAN	Appraised Bldg. Value (Card)	268,600	
					Appraised Xf (B) Value (Bldg)	34,100	
					Appraised Ob (B) Value (Bldg)	3,400	
					Appraised Land Value (Bldg)	154,500	
					Special Land Value	0	
					Total Appraised Parcel Value	460,600	
					Valuation Method	C	
					Total Appraised Parcel Value	460,600	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-26-2020	WD			FR	Field Review
										03-02-2020	SAF			20	Sale Review
										10-27-2017	SR	01		03	Cycl Insp Comp

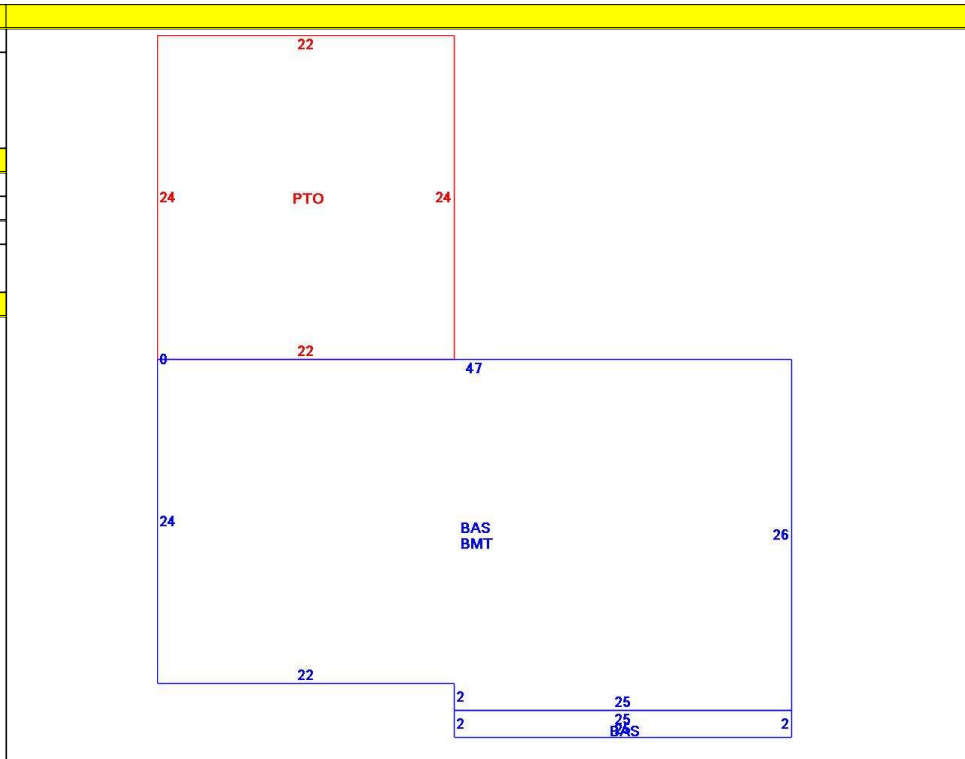
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RB	4	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0105	1.000		1.0000	367,959.3	154,500

Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			154,500
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	19	Brick Veneer			
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	23	Laminate			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	353,369
Year Built	1964
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	268,600
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
BGAR	Bsmt Garage	B	1	2326.00	1990		76		0.00	1,800
SHED	Shed	L	140	18.00	1990		42		0.00	1,100
BFA	Bsmt Fin-Avg	B	307	17.36	1990		76		0.00	4,100
PAT1	Patio- Average	L	528	5.89	1994		75		0.00	2,300
BMT	Basement-Unfi	B	1,178	26.01	1990		76		0.00	22,500
FPLG	Gas Fireplace-	B	1	2500.00	1990		76		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,228	1,228	1,228	287.76	353,369
BMT	Basement Area	0	1,178	0	0.00	0
PTO	Patio	0	528	0	0.00	0
Ttl Gross Liv / Lease Area		1,228	2,934	1,228		353,369

