

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
RANNEY, ALEXANDER M & ANGELA 239 SCUDDER AVENUE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	461,200	461,200	
			6 Septic			RES LAND	1010	172,800	172,800	
SUPPLEMENTAL DATA						Total		634,000	634,000	
Alt Prcl ID		Split Zonin		Plan Ref. 38/91						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1 LOT 13		#DL 2		Life Estate						
GIS ID F_983595_2696971		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RANNEY, ALEXANDER M & ANGELA ELA		26898 0197	11-29-2012	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
RANNEY, ALEXANDER M		26898 0185	11-29-2012	Q	I	336,000	00	2023	1010	410,200	2022	1010	350,100
SIKORA, WALTER & PAMELA M		24662 0041	07-02-2010	U	I	141,000	1S		1010	170,800		1010	121,400
HUNTINGTON NATIONAL BANK TR		24600 0122	06-07-2010	U	I	193,500	1L					1010	13,000
ASHLEY, MARY JO		21859 0158	03-19-2007	U	I	96,000	1A	Total		581,000	Total		471,500
								Total			Total		425,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2015	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106				HYAN				
NOTES				Appraised Bldg. Value (Card)				403,400
				Appraised Xf (B) Value (Bldg)				44,800
				Appraised Ob (B) Value (Bldg)				13,000
				Appraised Land Value (Bldg)				172,800
				Special Land Value				0
				Total Appraised Parcel Value				634,000
				Valuation Method				C
				Total Appraised Parcel Value				634,000

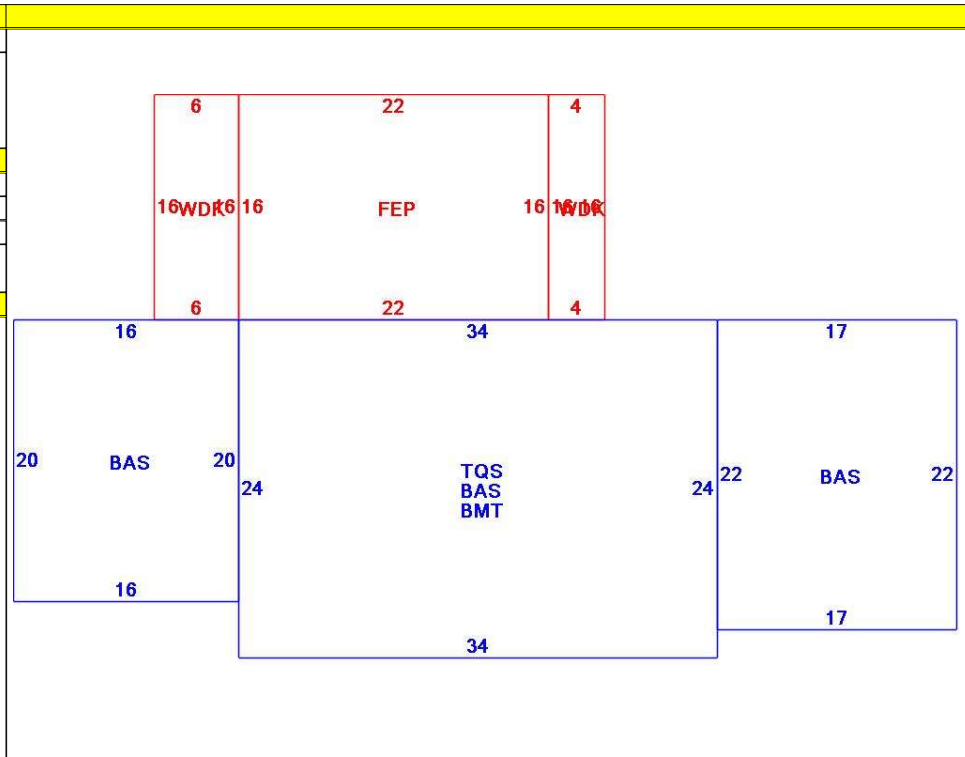
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-1387	05-26-2017	804	Addn Alt-Res	3,000	06-30-2017	100	06-30-2017	Build Screened Porch onto Exi	05-26-2020	WD			FR	Field Review
201500228	01-15-2015	FB	Finish Basemen	10,000	06-04-2015	100	06-30-2015	FINISH BASEMENT , - NEW	07-13-2017	SR	02		02	Bldg Permit Completed
201104469	08-30-2011	OB	Out Building	5,000	10-21-2011	100	06-30-2012	20X20 SHED	06-04-2015	RB	02		02	Bldg Permit Completed
201004782	10-22-2010	AD	Addition	20,000	10-21-2011	100	06-30-2012	RENO/DEMO EXIST FLR PLN	04-03-2015	SR	01		03	Cycl Insp Comp
201004826	08-09-2010	OT	Other	0	06-30-2012	100	06-30-2012	RENO COMPLETE ELECTRI	08-18-2014	JR	03		16	In Office Review
201004031	08-05-2010	NR	New Roof	6,000	06-30-2011	100	06-30-2011	REROOF STRP OLD, RE-SID	07-21-2014	GC	03		16	In Office Review
15860	06-14-1996	RE	Remodel	7,500	08-08-1997	100	01-01-1997	CONV GAR TO FAMRM & DI	08-07-2013	GC	03		16	In Office 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	RB	4	0.290 AC	176,344.00	2.93869	1.0000	5	1.00	0106	1.150		1.0000	595,954.5	172,800	
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value					172,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		510,694
Year Built		1962
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		403,400
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1994		79		0.00	4,700
BMT	Basement-Unfi	B	816	26.01	1994		79		0.00	18,200
SHD2	Shed w/Elec	L	400	26.00	2011		84		0.00	8,700
WDC	Deck composit	L	160	24.00	2011		84		0.00	4,300
BFA	Bsmt Fin-Avg	B	500	17.36	1994		79		0.00	6,900
FEP	Enclosed porc	B	352	70.00	1994		79		0.00	15,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,510	1,510	1,510	250.34	378,013	
BMT	Basement Area	0	816	0	0.00	0	
FEP	Enclosed Porch	0	352	0	0.00	0	
TQS	Three Quarter Story	530	816	530	162.60	132,680	
WDK	Wood Deck	0	160	0	0.00	0	
Ttl Gross Liv / Lease Area		2,040	3,654	2,040		510,693	



7.11.2017