

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WIINIKAINEN, DIANA E 80 WHIP-O-WILL DRIVE HYANNIS MA 02601				1 Level	2 Public Water	3 Unpaved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION	
					4 Gas			RESIDNTL	1010	354,700	354,700		
					6 Septic			RES LAND	1010	149,600	149,600		
SUPPLEMENTAL DATA								Total				504,300	504,300
Alt Prcl ID				Split Zonin		Plan Ref. 183/19							
#DL 1 LOT 3				#DL 2		Land Ct#							
GIS ID F_982517_2698362				Assoc Pid#									

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WIINIKAINEN, DIANA E							34002	328	04-12-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WIINIKAINEN, MATTHEW B & COLIN W & WIINIKAINEN, WAYNE J & MARILYN C T							33722	137	01-26-2021	U	I	1	1F	2023	1010	305,600	2022	1010	267,700	2021	1010	214,000
MCGINN, HELEN C TR							26453	0317	06-28-2012	U	I	0	1		1010	136,000		1010	100,800		1010	100,800
MCGINN, HELEN							15817	0039	10-29-2002	U	I	1	1A								1010	4,000
							13191	0107	08-18-2000	Q	I	169,900	00	Total		441,600	Total		368,500	Total		318,800

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							
0105				HYAN	Appraised Bldg. Value (Card)						308,300
					Appraised Xf (B) Value (Bldg)						42,400
					Appraised Ob (B) Value (Bldg)						4,000
					Appraised Land Value (Bldg)						149,600
					Special Land Value						0
					Total Appraised Parcel Value						504,300
					Valuation Method						C
					Total Appraised Parcel Value						504,300

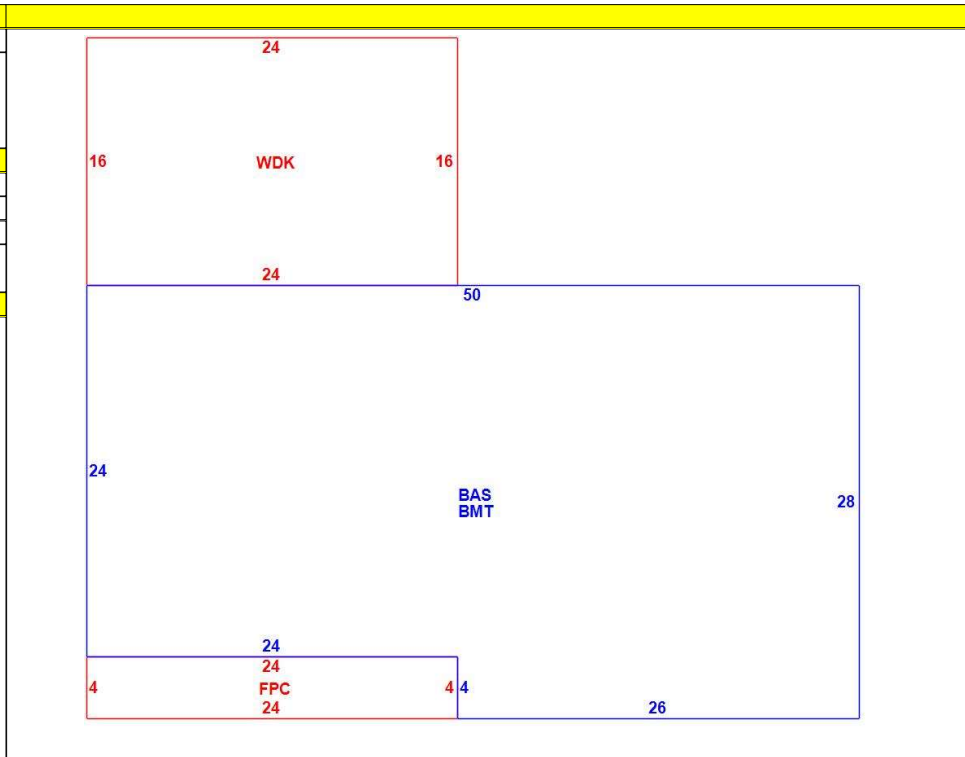
NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
EXPR-21-1	12-01-2021	835	Sid/Wind/Roof/	5,700		100		Weatherization	05-26-2020	WD			FR	Field Review			
									02-16-2018	SR	02		03	Cycl Insp Comp			
									02-04-2015	TR	03		16	In Office Review			
									02-25-2002	PT	01		00	Meas/Listed-Interior Acces			
									11-08-1999	JG			03	Cycl Insp Comp			
									06-15-1988	ML	01		00	Meas/Listed-Interior Acces			

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	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0105	1.000		1.0000	554,178.6	149,600
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value				149,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	13	T111 Siding			
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					
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					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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		385,319
Year Built		1974
Effective Year Built		1993
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		20
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		80
RCNLD		308,300
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
BRR	Bsmt Rec Rm-	B	652	8.05	1995		80		0.00	4,200
FPL1	Fireplace 1 sto	B	1	5000.00	1995		80		0.00	4,000
FPO	Ext FP Openin	B	2	2000.00	1995		80		0.00	3,200
BGAR	Bsmt Garage	B	1	2326.00	1995		80		0.00	1,900
WDC	Wood Decking	L	384	20.00	1996		54		0.00	4,000
FOPC	Open Prch-roo	B	96	55.00	1995		80		0.00	3,600
BMT	Basement-Unfi	B	1,304	26.01	1995		80		0.00	25,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,304	1,304	1,304	295.49	385,319
BMT	Basement Area	0	1,304	0	0.00	0
FPC	Open Porch Conc. Floor	0	96	0	0.00	0
WDC	Wood Deck	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		1,304	3,088	1,304		385,319

