

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBINSON, RONA E 153 MEGAN ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	241,200	241,200
			6 Septic			RES LAND	1010	136,100	136,100
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 30 #DL 2 GIS ID F_983517_2702511			Plan Ref. Land Ct# 27099-B-4 #SR Life Estate PP STATU Assoc Pid#			Total 377,300 377,300			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROBINSON, RONA E	#D11933	0	06-06-2012	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
ROBINSON, FRANCES M	C186863	0	09-09-2008	U	I	1	1F	2023	1010	207,300	2022	1010	181,000
ROBINSON, FRANCES M TR	C120011	0	03-15-1990	U	I	1	1F		1010	130,600		1010	96,800
ROBINSON, FRANCES	#D37003	0	07-15-1985	U	I	1	1					1010	2,500
ROBINSON, SAMUEL & FRANCES M	C71717	0	09-07-1977	Q		30,500	00	Total 337,900 Total 277,800 Total 238,400					

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2014	5C	RESIDENTIAL EXEMPTION	0.00				
2024	22E	VET (100% DISABILITY)	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
Appraised Bldg. Value (Card) 212,700			
Appraised Xf (B) Value (Bldg) 26,000			
Appraised Ob (B) Value (Bldg) 2,500			
Appraised Land Value (Bldg) 136,100			
Special Land Value 0			
Total Appraised Parcel Value 377,300			
Valuation Method C			
Total Appraised Parcel Value 377,300			

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
19-3767	11-08-2019	835	Sid/Wind/Roof/	5,594		100		3 WINDOWS	07-21-2023	EG	03		16	In Office Review
19-835	03-25-2019	880	Alt-Int work-Res	0	06-30-2019	100	06-30-2019	Converting existing room to a	09-22-2022	EG	03		16	In Office Review
16-3429	11-21-2016	835	Sid/Wind/Roof/	6,500	06-30-2017	100	06-30-2017	Reroof (stripping old shingles)	07-07-2022	EG	03		16	In Office Review
9669	08-01-1995	WD	Wood Deck	0	01-15-1996	100	12-31-1996	HY DECK	08-26-2021	JD	03		16	In Office Review
									07-27-2020	PK	03		16	In Office Review
									05-01-2020	WD			FR	Field Review
									09-06-2019	JD	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	0.320	AC	176,344.00	2.68059	1.0000	5	1.00	0104	0.900		1.0000	425,429.9	136,100
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value				136,100

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	11	Clapboard			
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	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	265,819
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	212,700
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	1995		80		0.00	4,000
BRR	Bsmt Rec Rm-	B	400	8.05	1995		80		0.00	2,600
WDC	Wood Decking	L	120	20.00	1996		54		0.00	2,000
BMT	Basement-Unfi	B	878	26.01	1995		80		0.00	19,400
PAT1	Patio- Average	L	80	5.89	1999		80		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	878	878	878	302.76	265,819
BMT	Basement Area	0	878	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		878	1,876	878		265,819

