

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LATIMER, JOHN E & ROSEMARIE 204 MEGAN ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	266,100	266,100
			6 Septic			RES LAND	1010	136,100	136,100
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 46 #DL 2 GIS ID F_983668_2701967			Plan Ref. Land Ct# 27099-B (SH 4) #SR Life Estate PP STATU Assoc Pid#			Total 402,200 402,200			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LATIMER, JOHN E & ROSEMARIE		C168397 0	02-28-2003	Q	I	208,500	00	Year	Code	Assessed	Year	Code	Assessed
VOSGANIAN, VAHIK ET AL		C93438 0	09-15-1983	Q	I	50,000	U	2023	1010	232,400	2022	1010	201,300
									1010	130,600		1010	96,800
								Total		363,000	Total		298,100
								Total			Total		258,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	5C	RESIDENTIAL EXEMPTION	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 VALUE SUMMARY			
Appraised Bldg. Value (Card)			228,900
Appraised Xf (B) Value (Bldg)			34,800
Appraised Ob (B) Value (Bldg)			2,400
Appraised Land Value (Bldg)			136,100
Special Land Value			0
Total Appraised Parcel Value			402,200
Valuation Method			C
Total Appraised Parcel Value			402,200

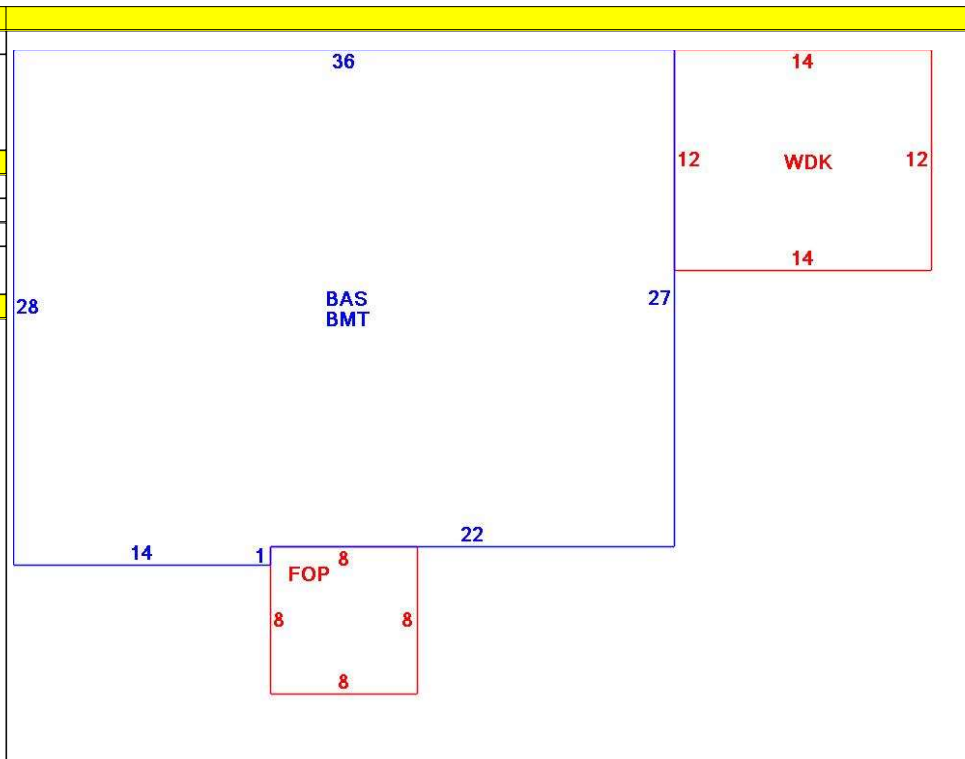
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
56341	10-05-2001	NR	New Roof	2,000	01-01-2002	100	06-30-2002		05-01-2020	WD			FR	Field Review
									11-08-2017	KM	06		03	Cycl Insp Comp
									11-25-2003	GB			03	Cycl Insp Comp
									04-18-2002	MF	04		44	Drive by inspection only
									02-03-2001	PT	01		00	Meas/Listed-Interior Acces
									10-15-1987	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	0.320 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			
Stories	1	1 Story			
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	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 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	289,707
Year Built	1973
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	228,900
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	1994		79		0.00	4,000
BFA	Bsmt Fin-Avg	B	493	17.36	1994		79		0.00	6,800
WDC	Wood Decking	L	168	20.00	1996		54		0.00	2,400
BMT	Basement-Unfi	B	986	26.01	1994		79		0.00	20,800
FOP	Open Porch-ro	B	64	55.00	1994		79		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	986	986	986	293.82	289,707
BMT	Basement Area	0	986	0	0.00	0
FOP	Open Porch	0	64	0	0.00	0
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		986	2,204	986		289,707

