

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
GAYTON, MARY EDNA & THOMAS J J 40 FRANKLIN AVENUE HYANNIS MA 02601	1 Level	6 Septic	1 Paved			Description	Code	Assessed	Assessed	
		4 Gas				RESIDENTL	1010	255,500	255,500	
		2 Public Water				RES LAND	1010	139,700	139,700	
SUPPLEMENTAL DATA						Total				395,200
Alt Prcl ID		Split Zonin		Plan Ref. 65/101						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1 LOT 57 & 58		#DL 2		Life Estate						
GIS ID F_984519_2703447		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GAYTON, MARY EDNA & THOMAS J JR	33992	177	04-08-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
GAYTON, MARY EDNA	33992	174	01-24-2021	U	I	0	1F	2023	1010	226,300	2022	1010	189,600			
GAYTON, MARY EDNA & KEMPER, DOU	30229	0230	01-12-2017	Q	I	215,000	00		1010	134,000	2021	1010	99,300			
DIPIERRO, DANIEL	24309	0053	01-19-2010	U	I	120,000	1I									
PAINE, ROBERT S	21422	0270	10-11-2006	U	I	1	1A									
Total								360,300		Total		288,900		Total		257,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2022	5C	RESIDENTIAL EXEMPTION											
2024	22	VETERAN											
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	230,600	
					Appraised Xf (B) Value (Bldg)	24,900	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	139,700	
					Special Land Value	0	
					Total Appraised Parcel Value	395,200	
					Valuation Method	C	
					Total Appraised Parcel Value	395,200	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										07-24-2023	EG	03		16	In Office Review
										08-01-2022	EG	03		16	In Office Review
										09-08-2021	JD	03		16	In Office Review
										07-26-2021	PK	03		16	In Office Review
										05-04-2020	WD			FR	Field Review
										10-04-2017	KM	02		03	Cycl Insp Comp
										08-23-2011	DR	22		22	Change of Address

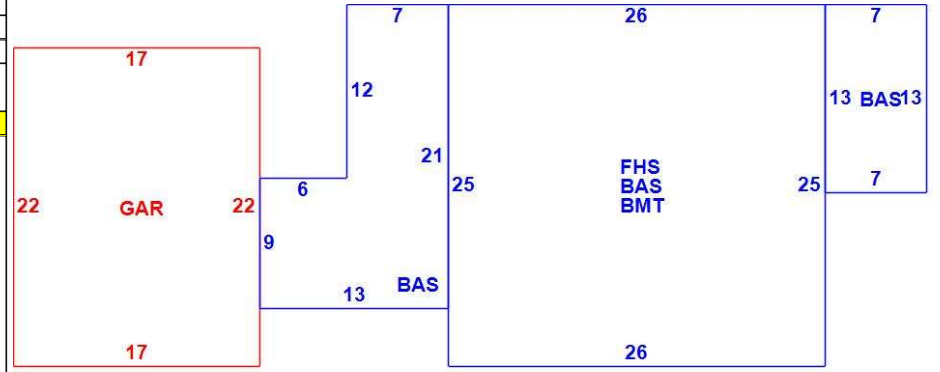
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-6	05-04-2022	835	Sid/Wind/Roof/	6,583		100		Insulation/Weatherization - air		07-24-2023	EG	03		16	In Office Review
17-494	02-23-2017	835	Sid/Wind/Roof/	3,660		100		Replacement Windows Uvalue		08-01-2022	EG	03		16	In Office Review
201000519	02-24-2010	RE	Remodel	3,000	05-10-2010	100	06-30-2010	1BTH TO 2		09-08-2021	JD	03		16	In Office Review

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	0.440	AC	176,344.00	2.00014	1.0000	5	1.00	0104	0.900		1.0000	317,436.8	139,700
Total Card Land Units					0.44	AC	Parcel Total Land Area					0.44	Total Land Value			139,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 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		329,445
Year Built		1948
Effective Year Built		1980
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		70
RCNLD		230,600
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
GAR	Attached Gara	B	374	40.00	1982		70		0.00	10,800
BMT	Basement-Unfi	B	650	26.01	1982		70		0.00	14,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	942	942	942	260.02	244,939
BMT	Basement Area	0	650	0	0.00	0
FHS	Half Story	325	650	325	130.01	84,507
GAR	Attached Garage	0	374	0	0.00	0
Ttl Gross Liv / Lease Area		1,267	2,616	1,267		329,446

