

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
CAHOON, CHRISTOPHER P 59 MEGAN ROAD HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed			RESIDENTL RES LAND	1010 1010	270,800 137,600	270,800 137,600		
		4	Gas																		
		6	Septic																		
SUPPLEMENTAL DATA										Total		408,400	408,400								
Alt Prcl ID		Split Zonin		Plan Ref. 261/37		Land Ct#															
BID Parcel		#SR		Life Estate		PP STATU															
ResExpt Q YES:		#DL 1 LOT 127		#DL 2		Assoc Pid#															
GIS ID		F_983690_2703440																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
CAHOON, CHRISTOPHER P FONDA, WILLIAM R JR & SUSAN MADDEN, CONSTANCE P				22234	0123	08-01-2007	Q	I	238,000	00	2023	1010	235,100	2022	1010	202,100	2021	1010	161,600		
				16136	0208	12-23-2002	Q	I	205,000	00					132,100			97,800			92,700
				3385	0083	10-26-1981	U		0												3,400
Total										367,200	Total	299,900	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													
2010	5C	RESIDENTIAL EXEMPTION	0.00																		
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0104								HYAN													
NOTES																					
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							
EXPR-23-9	01-23-2023	835	Sid/Wind/Roof/	20,000		100		siding and windows	05-04-2020	WD			FR	Field Review							
EXPR-22-1	11-30-2022	835	Sid/Wind/Roof/	4,000		100		RESIDENTIAL WEATHERIZA	02-20-2020	CK	03		02	Bldg Permit Completed							
19-2812	09-24-2019	839	Solar Panel-Re	23,540	06-30-2020	100	06-30-2020	Installation of roof mounted ph	08-06-2019	SR	02		02	Bldg Permit Completed							
18-2932	09-07-2018	833	Shd-Res-under	0	06-30-2019	100	06-30-2019	shed 12x16	10-03-2017	KM	02		03	Cycl Insp Comp							
										07-10-2008	KLP	03		16	In Office Review						
										04-08-2003	JG			03	Cycl Insp Comp						
										03-07-2003	PT	02		01	Meas/Est						
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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0104	0.900		1.0000	371,927.1	137,600				
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value				137,600				

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	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	14	Carpet			
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	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	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		307,090			
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		242,600			
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
FPL1	Fireplace 1 sto	B	1	5000.00	1994		79		0.00	4,000
BMT	Basement-Unfi	B	986	26.01	1994		79		0.00	20,800
SHED	Shed	L	192	18.00	2018		98		0.00	3,400
SOL2	Solar PV Pane	B	34	725.00	1994		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	986	986	986	311.45	307,090
BMT	Basement Area	0	986	0	0.00	0
Ttl Gross Liv / Lease Area		986	1,972	986		307,090

