

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PHANEUF, DYLAN A 12 ELDRIDGE AVENUE HYANNIS MA 02601				1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION	
					4 Gas			RESIDNTL	1010	293,500	293,500		
					2 Public Water			RES LAND	1010	137,900	137,900		
SUPPLEMENTAL DATA								Total				431,400	431,400
Alt Prcl ID				Split Zonin		Plan Ref. 260/79							
BID Parcel				ResExpt Q YES:		Land Ct#							
#DL 1 LOT 110				#DL 2		Life Estate							
GIS ID F_984350_2702800				Assoc Pid#									

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PHANEUF, DYLAN A				34109 302	05-14-2021	Q	I	378,500	00	Year	Code	Assessed	Year	Code	Assessed			
PATOTA, PETER A & RICHMOND, KIRSTE				31754 0231	12-28-2018	Q	I	294,500	00	2023	1010	255,200	2022	1010	220,000			
BIRCH, RYAN				27227 0093	03-22-2013	U	I	1	1F		1010	132,300		1010	98,000			
BIRCH, RYAN & O'DONNELL-BIRCH, TAM				22870 0166	04-30-2008	U	I	200,000	1S					1010	8,200			
FORTUNATI, WALTER J & ALESSANDRA				15047 0165	04-12-2002	Q	I	193,500	00									
										Total		387,500	Total		318,000	Total		268,900

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			259,000
Appraised Xf (B) Value (Bldg)			26,300
Appraised Ob (B) Value (Bldg)			8,200
Appraised Land Value (Bldg)			137,900
Special Land Value			0
Total Appraised Parcel Value			431,400
Valuation Method			C
Total Appraised Parcel Value			431,400

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
201105676	10-18-2011	IN	Insulation	2,400	06-30-2012	100	06-30-2012	INSULATE	09-13-2022	JO			16	In Office Review
16537	07-15-1996	AD	Addition	3,800	08-07-1997	100	01-01-1997		09-16-2021	BM	03		16	In Office Review
									05-04-2020	WD			FR	Field Review
									10-08-2019	JD	03		16	In Office Review
									09-27-2019	CK	03		16	In Office Review
									10-06-2017	KM	06		03	Cycl Insp Comp

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	0.380 AC	176,344.00	2.28665	1.0000	5	1.00	0104	0.900		1.0000	362,915.9	137,900	
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value					137,900

