

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MAHAN, JOYCE A TR MAHAN FAMILY TRUST 48 BREAKWATER SHORES DR HYANNIS MA 02601		1 Level	1 All Public	1 Paved	1 Excel View	Description	Code	Assessed	Assessed		
						RESIDNTL	1010	538,500	538,500		
						RES LAND	1010	907,400	907,400		
SUPPLEMENTAL DATA						Total				1,445,900	1,445,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 48 #DL 2 GIS ID F_987926_2695091				Plan Ref. 165/111 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAHAN, JOYCE A TR	29232	0014	10-28-2015	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed
MAHAN, JOHN J & JOYCE A TRS	25706	0314	09-27-2011	U	I	1	1F	2023	1010	450,600	2022	1010	373,600
MAHAN, JOHN J TR	11044	0117	11-04-1997	U	I	1	1A		1010	824,900	2021	1010	446,700
MAHAN, JOHN J & JOYCE A	2528	0159	06-15-1977	U		0		Total		1,275,500	Total		820,300
		Total						Total		788,800	Total		788,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0114				HYAN			
NOTES				This signature acknowledges a visit by a Data Collector or Assessor			
				Appraised Bldg. Value (Card) 494,700			
				Appraised Xf (B) Value (Bldg) 39,800			
				Appraised Ob (B) Value (Bldg) 4,000			
				Appraised Land Value (Bldg) 907,400			
				Special Land Value 0			
				Total Appraised Parcel Value 1,445,900			
				Valuation Method C			
				Total Appraised Parcel Value 1,445,900			

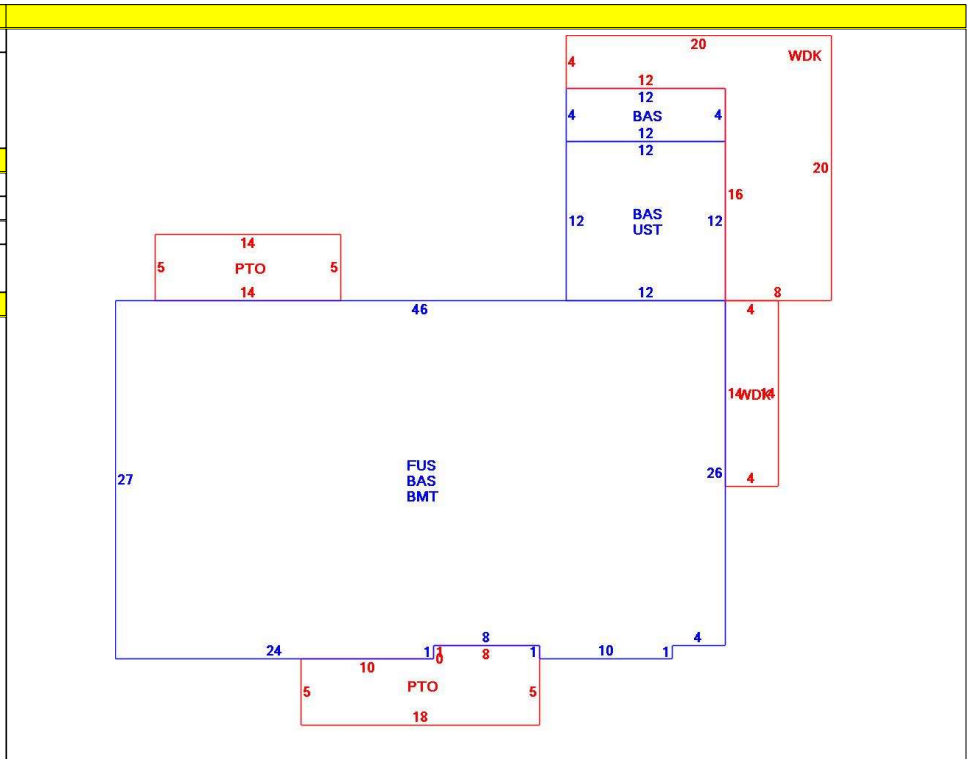
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B27437	01-01-1985	AD	Addition	15,900	01-15-1986	100	12-31-1986	HY 192SQF	06-14-2022	BM	01		03	Cycl Insp Comp
									05-11-2020	WD			FR	Field Review
									09-05-2017	SR	01		03	Cycl Insp Comp
									08-01-2013	DR	22		22	Change of Address
									02-13-2012	JR	03		16	In Office Review
									07-22-2011	TP	03		16	In Office Review
									03-29-2002	PT	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	0.170 AC	176,344.00	4.65505	1.0000	5	1.00	0114	6.500		1.0000	5,335,781	907,100	
1	1010	Single Fam M-0	RB	4	0.120 AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	300	
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value					907,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
RooF Structure	07	Gambrel			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 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	642,484
Year Built	1967
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	494,700
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
FPL3	Fireplace 2 sto	B	1	7000.00	1991		77		0.00	5,400
FPO	Ext FP Openin	B	1	2000.00	1991		77		0.00	1,500
BFA	Bsmt Fin-Avg	B	600	17.36	1991		77		0.00	8,000
WDC	Wood Decking	L	264	20.00	1995		52		0.00	2,900
UST	Utility Storage-	B	144	17.11	1991		77		0.00	1,400
BMT	Basement-Unfi	B	1,230	26.01	1991		77		0.00	23,500
PATC	Conc Pavers	L	70	15.46	1992		46		0.00	600
PAT2	Patio-Good	L	90	9.94	1992		46		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,422	1,422	1,422	242.26	344,499
BMT	Basement Area	0	1,230	0	0.00	0
FUS	Upper Story	1,230	1,230	1,230	242.26	297,985
PTO	Patio	0	168	0	0.00	0
UST	Utility Enclosure	0	144	0	0.00	0
WDK	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		2,652	4,458	2,652		642,484

