

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WALSH, JAMES D JR & ROBERT G T HM WALSH TRUST 176 OAK NECK ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	226,400	226,400
			6 Septic			RES LAND	1010	142,000	142,000
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 8 #DL 2				Plan Ref. 102/5 Land Ct# #SR Life Estate PP STATU					
GIS ID F_987704_2697636				Assoc Pid#		Total 368,400 368,400			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FREITAS, EDWIN & LISA		35653 109	02-24-2023	Q	I	350,000	00	Year	Code	Assessed	Year	Code	Assessed
WALSH, JAMES D JR & ROBERT G TRS		35248 335	05-06-2021	U	I	0	1F	2023	1010	193,600	2022	1010	168,300
WALSH, HELEN M		25840 0093	11-15-2011	U	I	100	1A		1010	129,100		1010	95,600
WALSH, HELEN M		19283 0324	11-26-2004	U	I	0	1A					1010	2,900
WALSH, JAMES D & HELEN M		1348 0154	09-30-1966	U		0		Total		322,700	Total		263,900
								Total			Total		232,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	N5C	NO 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
0105			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	206,000
Appraised Xf (B) Value (Bldg)	17,500
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	142,000
Special Land Value	0
Total Appraised Parcel Value	368,400
Valuation Method	C
Total Appraised Parcel Value	368,400

NOTES							

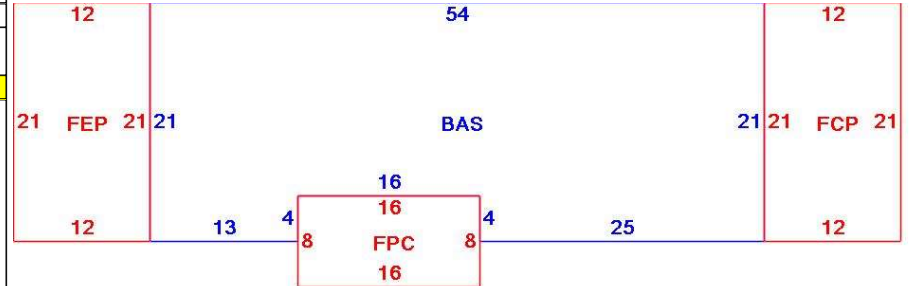
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-23-77	06-08-2023	880	Alt-Int work-Res	10,000		100		remodel existing bathroom to 2 removing a small 2'x3&#	11-16-2021	BM	03		16	In Office Review	
BLDR-23-36	03-29-2023	804	Addn Alt-Res	500		100			05-08-2020	WD				FR	Field Review
									03-29-2019	CL				16	In Office Review
									07-25-2014	SR	06			03	Cycl Insp Comp
									05-09-2012	TP	03			16	In Office Review
									03-15-2002	PT	01			00	Meas/Listed-Interior Acces
									07-15-1988	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	0.190 AC	176,344.00	4.23746	1.0000	5	1.00	0105	1.000			1.0000	747,257.7
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value			142,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	08	Wood on Sheath			
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	02	Oil			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
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	294,236
Year Built	1960
Effective Year Built	1981
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	206,000
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	1983		70		0.00	3,500
FCP	Carport - flat r	L	252	15.25	1994		75		0.00	2,900
FOPC	Open Prch-roo	B	128	55.00	1983		70		0.00	3,800
FEP	Enclosed porc	B	252	70.00	1983		70		0.00	10,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,070	1,070	1,070	274.99	294,236
FCP	Carport	0	252	0	0.00	0
FEP	Enclosed Porch	0	252	0	0.00	0
FPC	Open Porch Conc. Floor	0	128	0	0.00	0
Ttl Gross Liv / Lease Area		1,070	1,702	1,070		294,236

