

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PEARL, SARAH P TR SARAH P PEARL LIVING TRUST 73 LAFRANCE AVENUE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	91,100	91,100
			6 Septic			RES LAND	1010	129,800	129,800
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 14885-E					
#DL 1 LOT 3		#DL 2		#SR					
GIS ID F_986765_2698369		Assoc Pid#		Life Estate					
				PP STATU					
						Total		220,900	220,900

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PEARL, SARAH P TR	C231764	0	12-08-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
PEARL, SARAH P	C231760	0	12-08-2022	U	I	1	1F	2023	1010	89,100	2022	1010	59,600			
PEARL, SARAH P TR	C210928	0	10-06-2016	U	I	1	1F		1010	118,000		1010	87,400			
PEARL, SARAH P	C204834	0	10-30-2014	Q	I	135,000	00					1010	1,000			
ECKARDT, ANNA E	C195447	0	10-18-2011	U	I	1	1A									
Total								207,100		Total		147,000		Total		147,000

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch HYAN

NOTES	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	80,700
Appraised Xf (B) Value (Bldg)	9,400
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	129,800
Special Land Value	0
Total Appraised Parcel Value	220,900
Valuation Method	C
Total Appraised Parcel Value	220,900

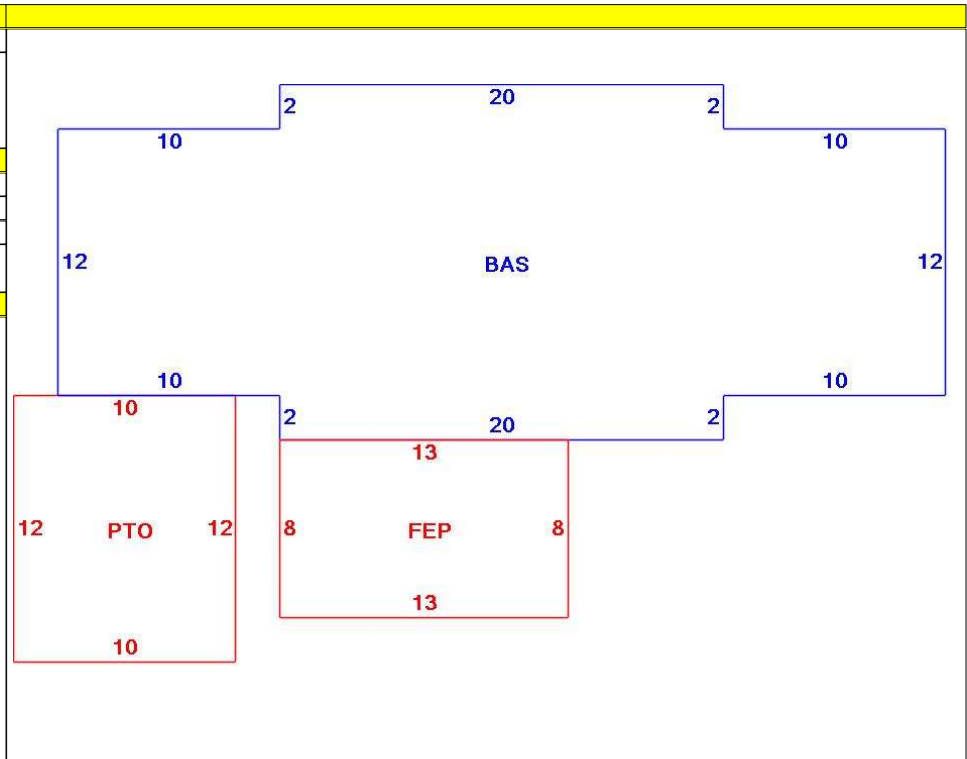
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-1964	07-16-2018	822	Insulation	6,000	06-30-2019	100	06-30-2019	Air sealing and insulation of cr	03-23-2023	CK	22		22	Change of Address
									05-08-2020	WD			FR	Field Review
									03-10-2015	TR	03		16	In Office Review
									08-28-2014	SR	06		26	NO ACCESS
									03-08-2002	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	0.100	AC	176,344.00	7.35998	1.0000	5	1.00	0105	1.000		1.0000	1,297,891	
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value				129,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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		116,984
Year Built		1939
Effective Year Built		1979
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		31
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		69
RCNLD		80,700
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
FPL1	Fireplace 1 sto	B	1	5000.00	1979		69		0.00	3,500
FEP	Enclosed porc	B	104	70.00	1979		69		0.00	5,900
PAT2	Patio-Good	L	120	9.94	1989		70		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	560	560	560	208.90	116,984
FEP	Enclosed Porch	0	104	0	0.00	0
PTO	Patio	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		560	784	560		116,984

