

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BIRSCHNER, ARTHUR G & SPAIRANI MAIARA V 64 MAPLE AVENUE  HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	335,800	335,800
			6 Septic			RES LAND	1010	138,300	138,300
<b>SUPPLEMENTAL DATA</b>									
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 7A #DL 2 GIS ID F_986017_2698621		Plan Ref. Land Ct# 9638-G #SR Life Estate PP STATU Assoc Pid#		Total 474,100 474,100			

801  
FY2024  
BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BIRSCHNER, ARTHUR G & SPAIRANI-KN		C218463	0	01-24-2019	Q	I	299,900	00	Year	Code	Assessed	Year	Code	Assessed
KUCHEL, SUZANNE & VILLINEAU, DAVID		C194042	0	04-15-2011	Q	I	255,000	00	2023	1010	282,400	2022	1010	235,700
RICCIO, BARBARA A		C140950	0	06-15-1996	Q	I	95,000	U		1010	125,800		1010	93,200
AIKENS, ARNOLD T		C122137	0	06-15-1996	U	I	1	A					1010	8,800
AIKENS, ELIZABETH & ARNOLD T		C122137	0	12-15-1990	U	I	1	A	Total 408,200 Total 328,900 Total 315,600					

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	300,100
Appraised Xf (B) Value (Bldg)	26,900
Appraised Ob (B) Value (Bldg)	8,800
Appraised Land Value (Bldg)	138,300
Special Land Value	0
Total Appraised Parcel Value	474,100
Valuation Method	C
Total Appraised Parcel Value	474,100

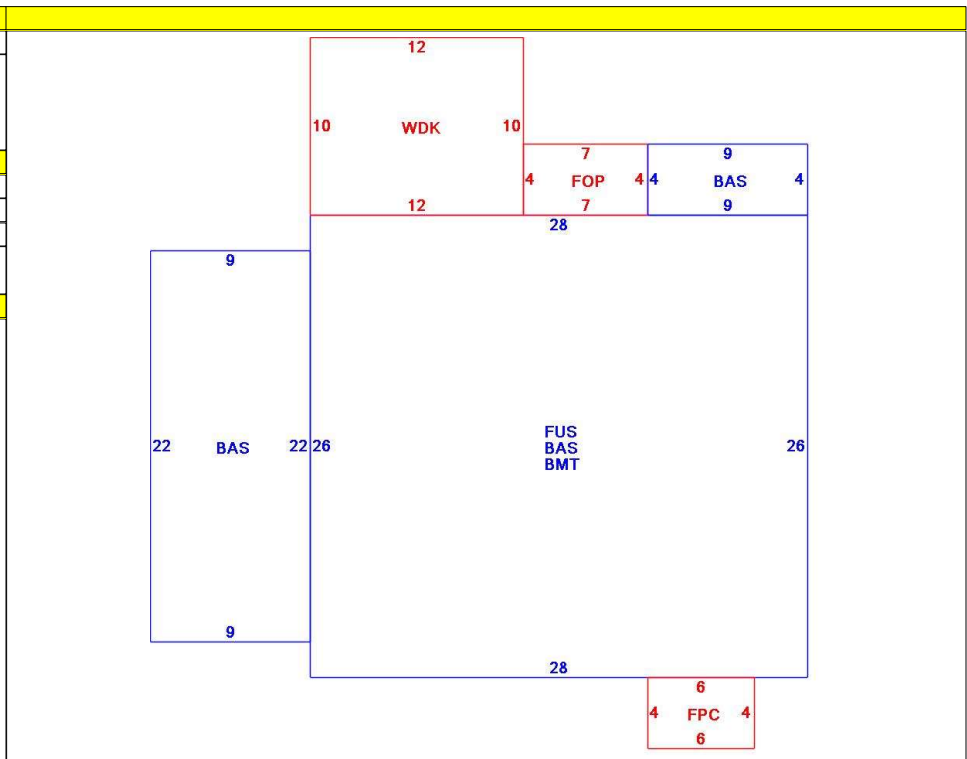
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-2351	08-01-2019	880	Alt-Int work-Res	15,000	02-01-2020	0		EXPIRED turn garage into den	06-30-2020	TR	03		16	In Office Review
									05-07-2020	WD			FR	Field Review
									03-04-2020	SAF			20	Sale Review
									01-27-2020	CK	03		16	In Office Review
									09-26-2017	SR	02		03	Cycl Insp Comp
									10-16-2007	MA	22		22	Change of Address
									03-08-2002	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	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0105	1.000		1.0000	864,614.6	138,300
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			138,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		434,871
Year Built		1926
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		300,100
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	1979		69		0.00	4,800
FGR2	Garage- Avg-	L	240	50.00	1980		61	00	1.00	7,300
WDC	Deck composit	L	120	24.00	1986		34		0.00	1,500
FOP	Open Porch-ro	B	28	55.00	1979		69		0.00	1,600
BMT	Basement-Unfi	B	728	26.01	1979		69		0.00	14,900
FOPC	Open Prch-roo	B	24	55.00	1979		69		0.00	1,200
BFA	Bsmt Fin-Avg	B	364	17.36	1979		69		0.00	4,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	962	962	962	257.32	247,542
BMT	Basement Area	0	728	0	0.00	0
FOP	Open Porch	0	28	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
FUS	Upper Story	728	728	728	257.32	187,329
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,690	2,590	1,690		434,871

