

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
FLANAGAN, PATRICIA M TR FLANAGAN FAMILY TRUST 20 TUCKER ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	294,800	294,800	
			6 Septic			RES LAND	1010	136,700	136,700	
SUPPLEMENTAL DATA										
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 24-A & 24-B #DL 2 GIS ID F_986732_2702149			Plan Ref. Land Ct# 18327-C #SR Life Estate PP STATU Assoc Pid#		Total		431,500	431,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FLANAGAN, PATRICIA M TR		C200883	0	07-12-2013	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
FLANAGAN, WILLIAM J ESTATE OF		#D12259	0	07-12-2013	U	I	0	1	2023	1010	264,200	2022	1010	220,500
FLANAGAN, WILLIAM J		#D10143	0	09-28-2005	U	I	0	1		1010	131,200		1010	97,200
FLANAGAN, WILLIAM J & ELEANOR F		C41403	0	11-08-1967	U		0		Total		395,400	Total		317,700
								Total		281,500				

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			

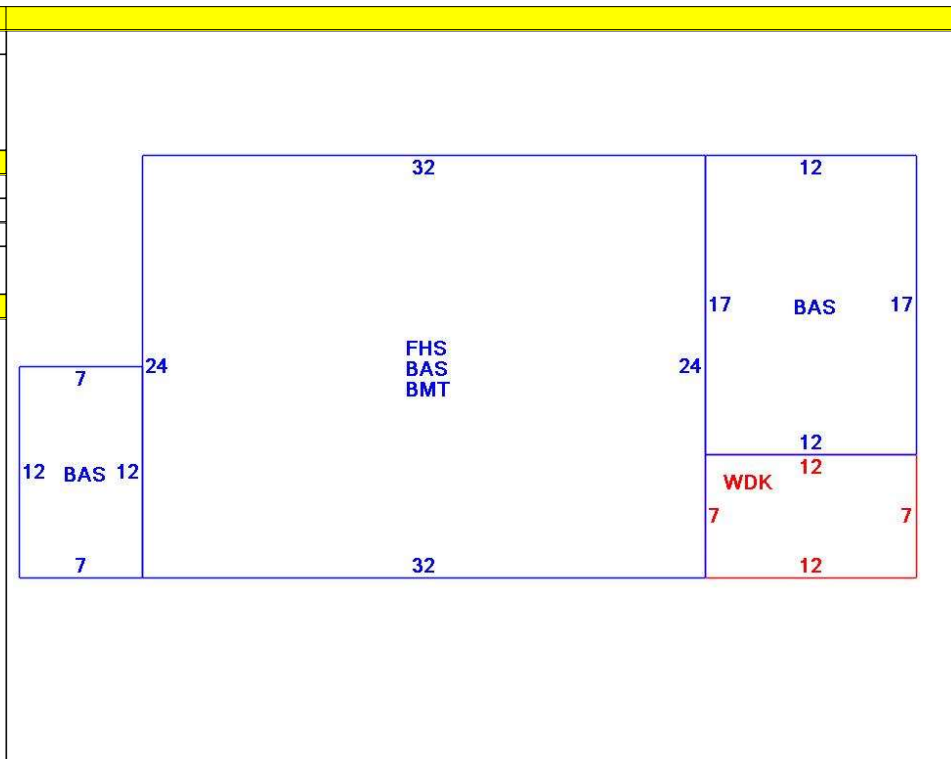
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	10-19-2023	835	Sid/Wind/Roof/	12,000		100		REMOVE 1 LAYER OF OLD A	05-05-2020	WD			FR	Field Review
									10-26-2017	KM	02		03	Cycl Insp Comp
									03-26-2014	JR	03		16	In Office Review
									06-22-2010	DR	03		16	In Office Review
									06-09-2003	PT	02		01	Meas/Est
									03-20-2001	PT	01		00	Meas/Listed-Interior Acces
									12-15-1987	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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0104	0.900		1.0000	402,134.8	136,700
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			136,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	386,755
Year Built	1951
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	270,700
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1983		70		0.00	4,200
BMT	Basement-Unfi	B	704	26.01	1983		70		0.00	14,800
SHED	Shed	L	120	18.00	2017		96		0.00	2,100
WDC	Wood Deck w/	L	84	18.00	2017		96		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	268.58	283,620
BMT	Basement Area	0	768	0	0.00	0
FHS	Half Story	384	768	384	134.29	103,135
WDK	Wood Deck	0	84	0	0.00	0
Ttl Gross Liv / Lease Area		1,440	2,676	1,440		386,755

