

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
PRATT, BARBARA A 163 HINCKLEY RD HYANNIS MA 02601	1 Level	6 Septic	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	164,600	164,600		
		2 Public Water				RES LAND	1010	128,900	128,900		
SUPPLEMENTAL DATA						Total				293,500	293,500
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct# 11519-B							
#DL 1 LOT 137D		#DL 2		#SR							
GIS ID F_986647_2704758		Assoc Pid#		Life Estate							
				PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PRATT, BARBARA A	C159958	0	12-01-2000	Q	I	118,500	00	Year	Code	Assessed	Year	Code	Assessed
JOHNSON, NANCY L TR	C157015	0	03-24-2000	U	I	100	1A	2023	1010	142,100	2022	1010	124,800
JOHNSON, NANCY L	#D30975	0	04-29-1983	U	I	0	1		1010	123,700	2021	1010	91,600
JOHNSON, WILLIAM A & NANCY L	C50838	0	03-24-1971	U		0		Total		265,800	Total		216,400
								Total		190,100	Total		190,100

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2010	5C	RESIDENTIAL EXEMPTION	0.00					
Total		0.00		This signature acknowledges a visit by a Data Collector or Assessor				

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY	
Nbhd	Nbhd Name	B	Tracing	Batch	
0104				HYAN	
NOTES				Appraised Bldg. Value (Card)	141,500
				Appraised Xf (B) Value (Bldg)	19,500
				Appraised Ob (B) Value (Bldg)	3,600
				Appraised Land Value (Bldg)	128,900
				Special Land Value	0
				Total Appraised Parcel Value	293,500
				Valuation Method	C
				Total Appraised Parcel Value	293,500

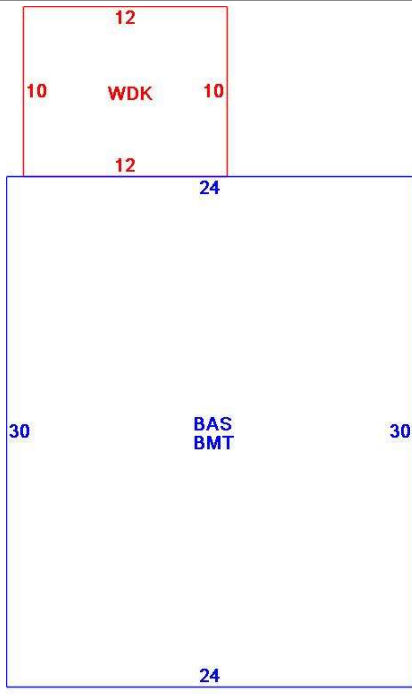
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									05-06-2020	WD			FR	Field Review
									05-30-2018	MS	03		16	In Office Review
									10-17-2017	SR	02		03	Cycl Insp Comp
									02-04-2005	JS	01		00	Meas/Listed-Interior Acces
									03-14-2000	SM	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	0.200 AC	176,344.00	4.05999	1.0000	5	1.00	0104	0.900		1.0000	644,360.9	128,900
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value			128,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	D	Below 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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
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
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	191,207
Year Built	1960
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	141,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



NO ATTIC, ACCESS THRU CLOSET CEILING

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	1988		74		0.00	3,700
BMT	Basement-Unfi	B	720	26.01	1988		74		0.00	15,800
WDC	Wood Decking	L	120	20.00	2017		96		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	265.57	191,207
BMT	Basement Area	0	720	0	0.00	0
WDC	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		720	1,560	720		191,207

