

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
61 FALMOUTH LLC							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
61 FALMOUTH ROAD			SUPPLEMENTAL DATA			RESIDENTL	0101	90,270	90,270		
HYANNIS MA 02601			Alt Prcl ID			RES LAND	0101	54,510	54,510		
			Split Zonin			COMMERC.	013X	210,630	210,630		
			Plan Ref.			COM LAND	013X	127,190	127,190		
			Land Ct# 11519-T			Total		482,600	482,600		

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
61 FALMOUTH LLC	C224317	0	11-05-2020	Q	I		475,000	00	Year	Code	Assessed	Year	Code	Assessed
MERRICK, LORRAINE M	D141109	0	03-09-2013	U	I		0	1F	2023	0101	86,940	2022	0101	88,470
MERRICK, JOHN T & LORRAINE M	C188566	0	05-18-2009	U	I		1	1A		0101	54,510	2021	0101	27,690
MERRICK, JOHN T	C85401	0	05-11-1981	Q			75,000	U		013X	202,860		0101	8,250
										013X	127,190		013X	189,420
									Total		471,500	Total		387,200
									Total			Total		385,600

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
0104			Batch HYAN

NOTES										APPRAISED VALUE SUMMARY					
--CAPE USED CARS-- APT UP										Appraised Bldg. Value (Card)					236,100
										Appraised Xf (B) Value (Bldg)					26,000
										Appraised Ob (B) Value (Bldg)					38,800
										Appraised Land Value (Bldg)					181,700
										Special Land Value					0
										Total Appraised Parcel Value					482,600
										Valuation Method					C
										Total Appraised Parcel Value					482,600

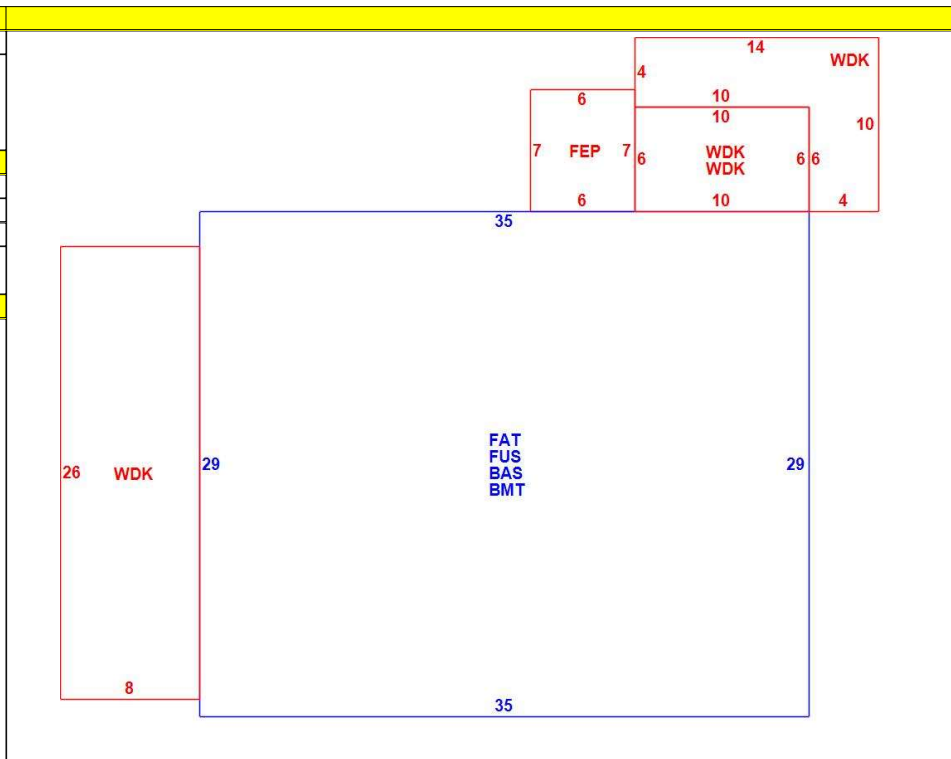
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-21-20	02-24-2022	803	Addn Alt-Comm	0	06-30-2023	100	06-30-2023	FIT OUT - NO CONSTRUCTI	06-30-2023	TR	03		16	In Office Review
B-20-3561	12-02-2020	835	Sid/Wind/Roof/	20,000	06-30-2021	100	06-30-2021	reshingle roof like for like, whit	12-02-2021	SR	01		03	Cycl Insp Comp
18684	10-18-1996	AD	Addition	3,500	01-01-1997	100	01-01-1997	dormers	05-06-2020	GM	04		FR	Field Review
									05-06-2020	WD			FR	Field Review
									05-31-2012	JR	02		03	Cycl Insp Comp

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	013X	MU OFFICE	HB	4	0.210 AC	330,000.00	2.62145	1.0000	C	1.00	CI09	1.000		1.0000	865,095	181,700
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			181,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	2.15	2 Stories w/FA			
Exterior Wall 1	25	Vinyl Siding			
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	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	2				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy	2				
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	22	2 Full-2 Half			

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

COST / MARKET VALUATION	
Building Value New	287,986
Year Built	1970
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	236,100
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
PAV1	PAVING-ASP	L	6,250	3.00	1996		54		0.00	10,100
FGR2	Garage- Avg-	L	440	50.00	1996		77	00	1.00	16,900
BMT	Basement-Unfi	B	1,015	26.01			82		0.00	22,000
WDC	Deck comp w	L	200	28.00	2011		84		0.00	5,600
FEP	Enclosed porc	B	42	70.00			82		0.00	4,000
SGN2	DOUBLE SID	L	36	39.53	2011		84		0.00	1,200
SGNP	SIGN POST 6"	L	10	10.66	2011		84		0.00	100
WDC	Deck composit	L	208	24.00	2011		84		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,015	1,015	1,015	131.54	133,512
BMT	Basement Area	0	1,015	0	0.00	0
FAT	Attic, Finished	152	1,015	152	19.70	19,994
FEP	Enclosed Porch	0	42	0	0.00	0
FUS	Upper Story	1,015	1,015	1,015	131.54	133,512
WDK	Wood Deck	0	408	0	0.00	0
Ttl Gross Liv / Lease Area		2,182	4,510	2,182		287,018

