

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LYONS, GERALD J & NANCY T						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
54 BAY VIEW ROAD						RESIDENTL	1010	1,162,500	1,162,500	
BARNSTABLE MA 02630						RES LAND	1010	760,900	760,900	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 29 & 181 #DL 2 GIS ID F_985723_2721265				Plan Ref. Land Ct# 17933-A & C #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LYONS, GERALD J & NANCY T		C194526	0	06-17-2011	Q	I	834,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KLUG, STEPHEN & MARY MARGARET		C173102	0	05-24-2004	Q	I	410,000	00	2023	1010	1,000,000	2022	1010	793,400	2021	1010	625,500
MCRAE, WINIFRED		#D63959	0	05-17-1995	U	I	0	1		1010	628,800		1010	409,900		1010	372,600
MCRAE, CHARLES & WINIFRED		C33609	0	09-24-1964	U		0		Total		1,628,800	Total		1,203,300	Total		1,081,200

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2017	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			BARNS

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)											1,064,000		
Appraised Xf (B) Value (Bldg)											13,200		
Appraised Ob (B) Value (Bldg)											85,300		
Appraised Land Value (Bldg)											760,900		
Special Land Value											0		
Total Appraised Parcel Value											1,923,400		
Valuation Method											C		
Total Appraised Parcel Value											1,923,400		

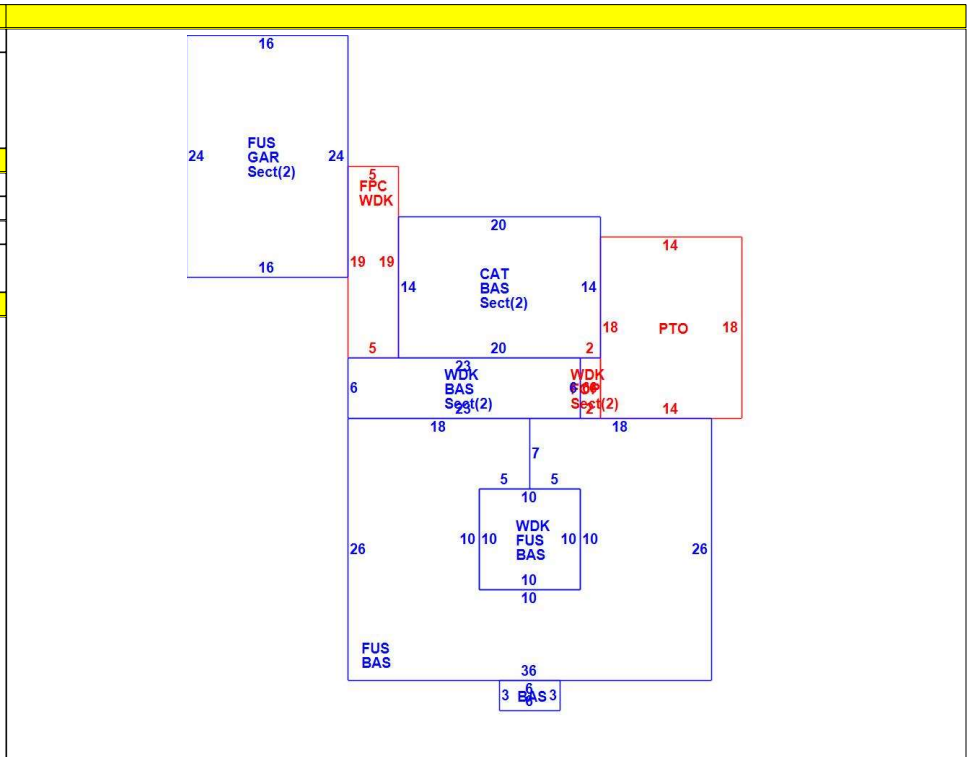
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-4	04-07-2022	835	Sid/Wind/Roof/	14,000	06-30-2022	100	06-30-2022	Strip and reinstall red cedar ro	02-22-2023	DB	02		03	Cycl Insp Comp
201305173	08-01-2013	GN	Generator	0	08-29-2013	100	06-30-2014	GENERATOR	05-05-2020	DM			FR	Field Review
201201729	03-25-2013	AD	Addition	60,000	08-29-2013	100	06-30-2014	GAR TO HSE BRZWY-FIN LIV	09-13-2016	SR	02		03	Cycl Insp Comp
91636	04-20-2006	AD	Addition	105,888	02-27-2007	100	06-30-2007	ADD 2NDFL & REAR ADDN	07-14-2016	GC	03		16	In Office Review
									01-07-2016	AL	22		22	Change of Address
									10-16-2014	JR	03		16	In Office Review
									02-10-2014	MW	02		02	Bldg Permit Completed

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	1	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0112	5.500		1.0000	4,755,380
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			760,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	31	3 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,156,484
			Year Built		1966
			Effective Year Built		2009
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		8
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		92
			RCNLD		1,064,000
			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	2011		92		0.00	6,400
WDC	Wood Decking	L	100	20.00	2007		76		0.00	2,600
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
GAR4	Det Gar-w/FU	L	384	120.00	2013		94	A	1.58	68,400
SHD2	Shed w/Elec	L	96	26.00	2013		88		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	954	954	954	425.18	405,620
FPC	Open Porch Conc. Floor	0	95	0	0.00	0
FUS	Upper Story	936	936	936	425.18	397,967
PTO	Patio	0	252	0	0.00	0
WDK	Wood Deck	0	195	0	0.00	0
Ttl Gross Liv / Lease Area		1,890	2,432	1,890		803,587



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MCRAE, CHARLES & WINIFRED	C33609	0	09-24-1964	U		0		Total		1,628,800	Total		1,203,300	Total		1,081,200

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Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			BARNS

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											
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Special Land Value										0	
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Valuation Method										C	
Total Appraised Parcel Value										1,923,400	

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Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			760,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	1	1 Room			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	00	0 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,156,484
			Year Built		2006
			Effective Year Built		2009
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		8
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		92
			RCNLD		1,064,000
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
WDC	Wood Decking	L	245	20.00	2013		88		0.00	4,700
FOPC	Open Prch-roo	B	107	55.00	2011		92		0.00	4,500
FPLG	Gas Fireplace-	B	1	2500.00	2011		92		0.00	2,300
PAT2	Patio-Good	L	252	9.94	2013		94		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	418	418	418	425.18	177,724
CAT	Cathedral	0	280	28	42.52	11,905
FOP	Open Porch	0	12	0	0.00	0
FUS	Upper Story	384	384	384	425.18	163,268
GAR	Attached Garage	0	384	0	0.00	0
WDK	Wood Deck	0	150	0	0.00	0
Ttl Gross Liv / Lease Area		802	1,628	830		352,897

