

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION					
CHANNEL POINT ROAD LLC 107 CHANNEL POINT ROAD HYANNIS MA 02601			1 Level	1 All Public	1 Paved	7 Waterfront 1 Excel View	Description	Code	Assessed	Assessed		RESIDENTL RES LAND	1010 1010	511,200 953,400	511,200 953,400	
			SUPPLEMENTAL DATA						Total							1,464,600
			Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	#DL 2	GIS ID	F_990524_2699486		Plan Ref.	Land Ct#	#SR	Life Estate	PP STATU I:Inactive

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CHANNEL POINT ROAD LLC			33787	157	02-12-2021	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HALL, ROBERT R & SHARON H			9545	0166	02-01-1995	Q	I	455,000	U	2023	1010	390,400	2022	1010	361,900	2021	1010	297,800
POWERS, THOMAS B & PATRICIA			8020	0271	05-15-1992	U	I	100	B		1010	866,800		1010	702,200		1010	752,400
ONEIL, STEPHEN TR			7344	0260	11-02-1990	Q	I	575,000	U								1010	12,000
SHAUGHNESSY, KENNETH C			6380	0159	08-04-1988	U	I	175,000	B									
			Total						1,257,200		Total	1,064,100	Total	1,062,200				

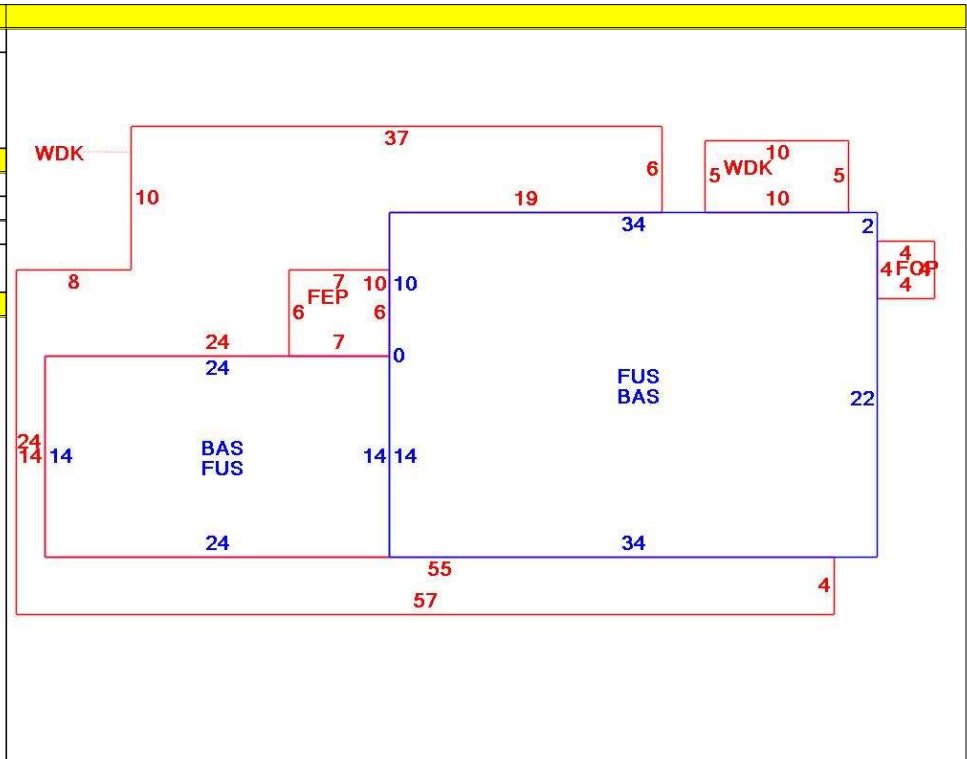
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch										
0115				HYAN										
NOTES					Appraised Bldg. Value (Card) 494,100									
					Appraised Xf (B) Value (Bldg) 5,100									
					Appraised Ob (B) Value (Bldg) 12,000									
					Appraised Land Value (Bldg) 953,400									
					Special Land Value 0									
					Total Appraised Parcel Value 1,464,600									
					Valuation Method C									
					Total Appraised Parcel Value 1,464,600									

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
201206134	10-09-2012	NR	New Roof	5,000	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	05-12-2020	WD			FR	Field Review
B37277	12-01-1994	AD	Addition	8,000	01-15-1996	100		HY 2NDSTO	03-29-2017	SR	02		03	Cycl Insp Comp
B33972	09-01-1990	AD	Addition	20,000	04-15-1991	100		HY ADD'N						
B32687	03-01-1989	AD	Addition	18,000	01-15-1990	100		HY ADD'N						
B20510	08-01-1978	DW	Dwelling	0	01-15-1979	100		HY 1 STOR						
B17130	06-01-1974	AD	Addition	0		100		HY REMODE						

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	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0115	6.400	WATERFRONT		1.0000	3,813,756	953,400
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value					953,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	06	Piers			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New 609,979		
			Year Built 1978		
			Effective Year Built 1995		
			Depreciation Code A		
			Remodel Rating		
			Year Remodeled		
			Depreciation % 19		
			Functional Obsol 0		
			External Obsol 0		
			Trend Factor 1		
			Condition		
			Condition %		
			Percent Good 81		
			RCNLD 494,100		
			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
LTHS	LIGHT HOUS	L	113	62.83	1980		61		0.00	4,300
WDC	Wood Decking	L	756	20.00	1997		56		0.00	7,700
FOP	Open Porch-ro	B	16	55.00	1997		81		0.00	1,200
FEP	Enclosed porc	B	42	70.00	1997		81		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	264.75	304,990
FEP	Enclosed Porch	0	42	0	0.00	0
FOP	Open Porch	0	16	0	0.00	0
FUS	Upper Story	1,152	1,152	1,152	264.75	304,990
WDK	Wood Deck	0	756	0	0.00	0
Ttl Gross Liv / Lease Area		2,304	3,118	2,304		609,980

