

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HYANNIS HARBOR TOURS INC			1 Level	1 All Public	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
22 CHANNEL POINT RD							RESIDNTL	1210	360,900	360,900	
HYANNIS MA 02601			SUPPLEMENTAL DATA				RES LAND	1210	945,900	945,900	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 3 & 4 #DL 2 GIS ID F_989919_2698766			Plan Ref. Land Ct# 12953-1 #SR Life Estate PP STATU Assoc Pid#				Total		1,306,800	1,306,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HYANNIS HARBOR TOURS INC		C99942 0	01-18-1985	U	I	110,000	B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCUDDER, RICHARD M		C78471 0	06-14-1979	U		0		2023	1210	324,300	2022	1210	271,800	2021	1210	227,100
									1210	665,700		1210	565,100		1210	513,800
								Total		990,000	Total		836,900	Total		745,100

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											
0110							HYAN											
NOTES																		
Appraised Bldg. Value (Card) 325,300																		
Appraised Xf (B) Value (Bldg) 31,400																		
Appraised Ob (B) Value (Bldg) 4,200																		
Appraised Land Value (Bldg) 945,900																		
Special Land Value 0																		
Total Appraised Parcel Value 1,306,800																		
Valuation Method C																		
Total Appraised Parcel Value 1,306,800																		

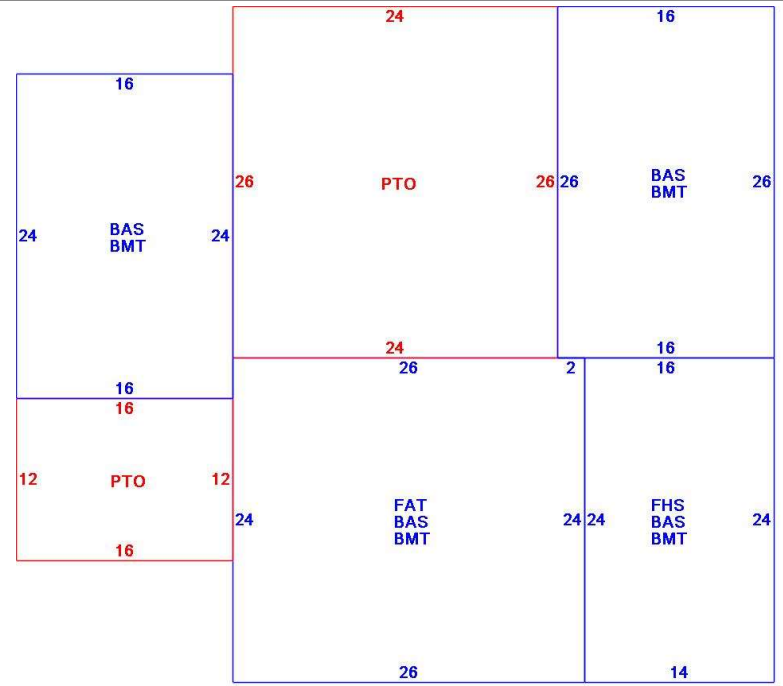
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
200702451	04-24-2007	NR	New Roof	5,000	06-30-2007	100	06-30-2007	NR REROOF - STRP OLD SH		05-12-2020	WD			FR	Field Review		
										08-14-2014	JR	03		16	In Office Review		
										06-10-2014	SR	01		03	Cycl Insp Comp		
										12-15-2011	TP	03		16	In Office Review		
										04-17-2002	PT	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	1210	Rooming Hs/M-0	RB	4	0.320 AC	176,344.00	2.68059	1.0000	5	1.00	0110	3.100				1.0000	1,465,383	468,900
1	1210	Rooming Hs/M-0	RB	4	0.400 AC	176,344.00	2.18159	1.0000	5	1.00	0110	3.100				1.0000	1,192,614	477,000
Total Card Land Units					0.72 AC	Parcel Total Land Area					0.72	Total Land Value					945,900	

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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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	478,345
Year Built	1957
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	325,300
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
PAT1	Patio- Average	L	624	5.89	1992		73		0.00	2,600
BMT	Basement-Unfi	B	1,760	26.01	1986		68		0.00	27,300
PAT2	Patio-Good	L	192	9.94	1993		74		0.00	1,600
FPL2	Fireplace 1.5 s	B	1	6000.00	1986		68		0.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,760	1,760	1,760	236.57	416,363
BMT	Basement Area	0	1,760	0	0.00	0
FAT	Attic, Finished	94	624	94	35.64	22,238
FHS	Half Story	168	336	168	118.29	39,744
PTO	Patio	0	816	0	0.00	0
Ttl Gross Liv / Lease Area		2,022	5,296	2,022		478,345

