

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FREEMAN, CHERYL R & CHARLES L 209 OLD YARMOUTH RD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1050	319,000	319,000
			6 Septic			RES LAND	1050	128,900	128,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_992204_2705573				Plan Ref. 16/135 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 447,900 447,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FREEMAN, CHERYL R & CHARLES L		20730 0121	02-10-2006	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed
FREEMAN, CHARLES L		1454 0199	11-03-1969	U		0		2023	1050	269,700	2022	1050	221,500
									1050	123,700	2021	1050	91,600
								Total		393,400	Total		313,100
								Total			Total		269,100

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	
Appraised Bldg. Value (Card)	304,800
Appraised Xf (B) Value (Bldg)	11,900
Appraised Ob (B) Value (Bldg)	2,300
Appraised Land Value (Bldg)	128,900
Special Land Value	0
Total Appraised Parcel Value	447,900
Valuation Method	C
Total Appraised Parcel Value	447,900

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
									05-13-2020	WD			FR	Field Review
									11-12-2019	CK	03		16	In Office Review
									10-26-2018	RB	03		16	In Office Review
									02-27-2018	SR	02		03	Cycl Insp Comp
									01-20-2016	TW	03		16	In Office Review

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	1050	Three Family	B	4	0.200 AC	176,344.00	4.05999	1.0000	5	1.00	0104	0.900			1.0000	644,360.9
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	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION		
Building Value New		448,284
Year Built		1900
Effective Year Built		1984
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		0
External Obsol		5
Trend Factor		1
Condition		
Condition %		
Percent Good		68
RCNLD		304,800
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
WDC	Wood Decking	L	160	20.00	1996		54		0.00	2,300
BMT	Basement-Unfi	B	528	26.01	1984		68		0.00	11,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,216	1,216	1,216	274.18	333,403
BMT	Basement Area	0	528	0	0.00	0
TQS	Three Quarter Story	419	644	419	178.39	114,881
WDK	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,635	2,548	1,635		448,284

