

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KEARY, ANDREW C						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
45 BLANCHARD ROAD					4 Hyannis CU	RESIDNTL	1020	945,800	945,800	
GRAFTON MA 01519		SUPPLEMENTAL DATA								
		Alt Prcl ID	Split Zonin		Plan Ref.	570/48, 600/31-32				VISION
		BID Parcel	ResExpt Q		Land Ct#	#SR				
		#DL 1	UNIT 2		Life Estate	PP STATU				
		#DL 2			Assoc Pid#					
		GIS ID	F_986673_2699413				Total	945,800	945,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KEARY, ANDREW C		26616	0338	08-24-2012	U	I	240,000	1	Year	Code	Assessed	Year	Code	Assessed			
NOWAK, GREGORY W & TRAYWICK, SAMU		26419	0212	06-15-2012	U	I	165,000	1	2025	1020	945,800	2024	1020	884,500			
DAVIS, THOMAS F		21227	0155	07-28-2006	Q	I	600,000	00				2023	1020	727,700			
HYNES, JOHN J TR		13760	0221	04-25-2001	U	I	725,000	1	Total		945,800	Total		884,500	Total		727,700

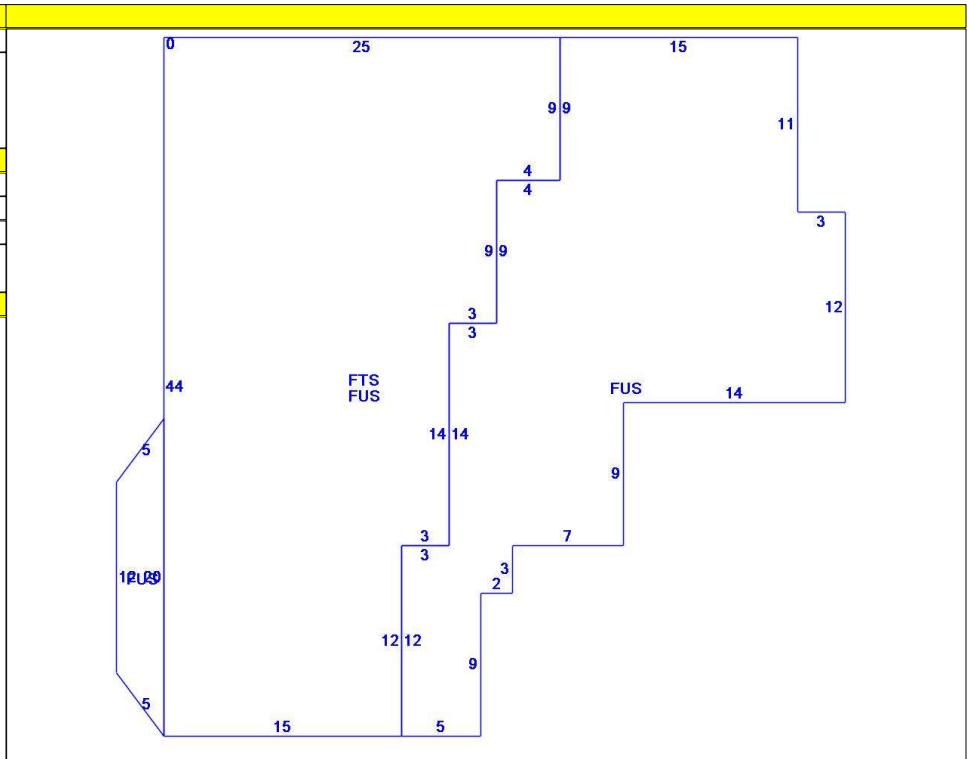
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
2014	5C	RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing	Batch				
0001					HYAN				
NOTES				Appraised Bldg. Value (Card)					943,900
				Appraised Xf (B) Value (Bldg)					1,900
				Appraised Ob (B) Value (Bldg)					0
				Appraised Land Value (Bldg)					0
				Special Land Value					0
				Total Appraised Parcel Value					945,800
				Valuation Method					C
				Total Appraised Parcel Value					945,800

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
									03-29-2023	AG	22		22	Change of Address
									05-07-2020	WD			FR	Field Review
									10-24-2018	SR	02		03	Cycl Insp Comp
									07-29-2015	TP	03		16	In Office Review
									08-20-2014	TP	03		16	In Office Review
									07-16-2013	GC	03		16	In Office Review
									08-12-2005	GB	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	102U	Condominium M	DMS	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0001	1.000			0.0000	0	0
Total Card Land Units						0	SF	Parcel Total Land Area				0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Grade	C+	Average Plus			
Stories	2.75	2 3/4 Stories			
Occupancy	1				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Master Deed L	2357	1 Full-1 Half			
Bath Split	11	Mixed			
Foundation	08				
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	24980	C 100	Own	10.	
		RESIDENCES 615	B 1	S 1	
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		1,165,328			
Year Built		1930			
Effective Year Built		1999			
Depreciation Code		G			
Remodel Rating					
Year Remodeled		2005			
Depreciation %		19			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %		81			
Percent Good		81			
Cns Sect Rcnld		943,900			
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
BGAR	Bsmt Garage	B	1	2326.00	1994		81		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FTS	Finished Third Story	846	846	846	494.41	418,272
FUS	Upper Story	1,511	1,511	1,511	494.41	747,056
Ttl Gross Liv / Lease Area		2,357	2,357	2,357		1,165,328

