

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JENNINGS-FLYNN, KAREN TR SETTLERS LANE 171 REALTY TRUS 171 SETTLERS LANE						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
HYANNIS MA 02601					4	RESIDNTL	1010	568,600	568,600	
SUPPLEMENTAL DATA						RES LAND	1010	146,700	146,700	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 36 #DL 2 GIS ID F_980835_2706222				Plan Ref. 610/94 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		715,300	715,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
JENNINGS-FLYNN, KAREN TR		34148 004	05-25-2021	Q	I	646,500	00	Year	Code	Assessed	Year	Code	Assessed		
MUEHLBAUER, INGEBORG		31129 0017	03-09-2018	Q	I	480,000	00	2025	1010	568,600	2024	1010	532,700		
DREW, KATHLEEN A TR		29139 0198	09-15-2015	Q	I	455,350	00		1010	146,700	2023	1010	468,000		
MORIN, MARTHA M TR		23898 0177	07-17-2009	U	V	1	1B	Total		715,300	Total		679,400	Total	601,300

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			498,300
Appraised Xf (B) Value (Bldg)			65,600
Appraised Ob (B) Value (Bldg)			4,700
Appraised Land Value (Bldg)			146,700
Special Land Value			0
Total Appraised Parcel Value			715,300
Valuation Method			C
Total Appraised Parcel Value			715,300

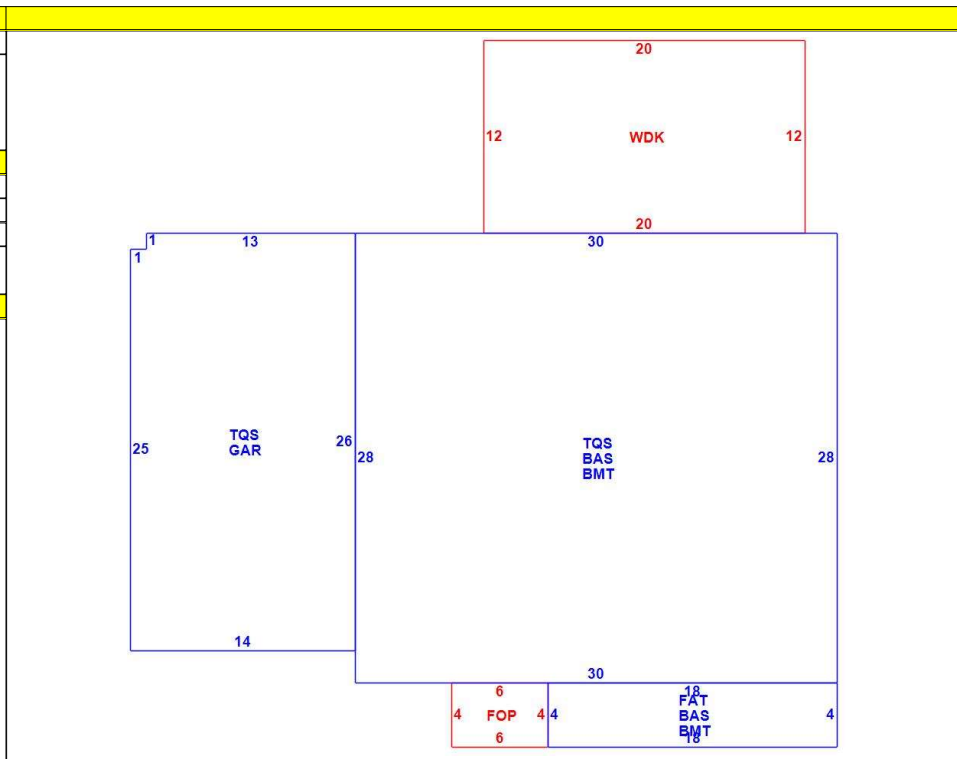
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-21-94	07-27-2021	804	Addn Alt-Res	85,000	06-30-2022	100	06-30-2022	Finishing basement	06-30-2023	TR	03		16	In Office Review
201503582	07-17-2015	FB	Finish Basemen	12,500	05-12-2016	0	06-30-2017	CANCELLED BY BUILDING-F	02-04-2022	BM	03		16	In Office Review
201402621	05-22-2014	DW	Dwelling	175,000	05-12-2016	100	06-30-2016	CONSTRUCT A SINGLE FAMI	04-28-2020	WD			FR	Field Review
									06-08-2016	JR	03		20	Sale Review
									05-24-2016	SR	02		02	Bldg Permit Completed
									06-25-2015	SR	01		13	CALL BACK
									03-31-2010	DR	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	1010	Single Fam M-0	RC-	4	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			146,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	14	Carpet			
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	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	524,540
Year Built	2014
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	498,300
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
WDC	Wood Decking	L	240	20.00	2014		90		0.00	4,700
FPLG	Gas Fireplace	B	1	2500.00			95		0.00	2,400
BMT	Basement-Unfi	B	912	26.01			95		0.00	23,700
FOP	Open Porch-ro	B	24	55.00			95		0.00	1,900
GAR	Attached Gara	B	363	40.00			95		0.00	14,400
BFA1	Bsmt Fin-Goo	B	750	32.56			95		0.00	23,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	307.65	280,575
BMT	Basement Area	0	912	0	0.00	0
FAT	Attic, Finished	11	72	11	47.00	3,384
FOP	Open Porch	0	24	0	0.00	0
GAR	Attached Garage	0	363	0	0.00	0
TQS	Three Quarter Story	782	1,203	782	199.98	240,581
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,705	3,726	1,705		524,540

