

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACPHERSON, BEN WALLACE & DE						Description	Code	Assessed	Assessed
89 LEWIS BAY ROAD, UNIT 415					4 Hyannis CU	RESIDNTL	1020	806,000	806,000
HYANNIS MA 02601		<b>SUPPLEMENTAL DATA</b>							
Alt Prcl ID		Split Zonin DV;DN		Plan Ref. 637/13-18					
#DL 1 UNIT 415		ResExpt Q YES:		Land Ct#					
#DL 2				#SR					
GIS ID F_990767_2700977				Life Estate					
				PP STATU					
				Assoc Pid#					
						Total		806,000	806,000

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MACPHERSON, BEN WALLACE & DEBRA A		25920	0123	12-14-2011	U	I	490,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
89 LEWIS BAY LLC		24892	0138	10-07-2010	U	I	10	1B	2025	1020	806,000	2024	1020	761,800	2023	1020	743,400
						Total		806,000	Total		761,800	Total		743,400			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2015	5C	RESIDENTIAL EXEMPTION	0.00																	
			Total																	
			0.00																	

ASSESSING NEIGHBORHOOD				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		B	Tracing		Batch											
0001						HYAN											

NOTES														APPRAISED VALUE SUMMARY			
														Appraised Bldg. Value (Card)	800,400		
														Appraised Xf (B) Value (Bldg)	5,600		
														Appraised Ob (B) Value (Bldg)	0		
														Appraised Land Value (Bldg)	0		
														Special Land Value	0		
														Total Appraised Parcel Value	806,000		
														Valuation Method	C		
														Total Appraised Parcel Value	806,000		

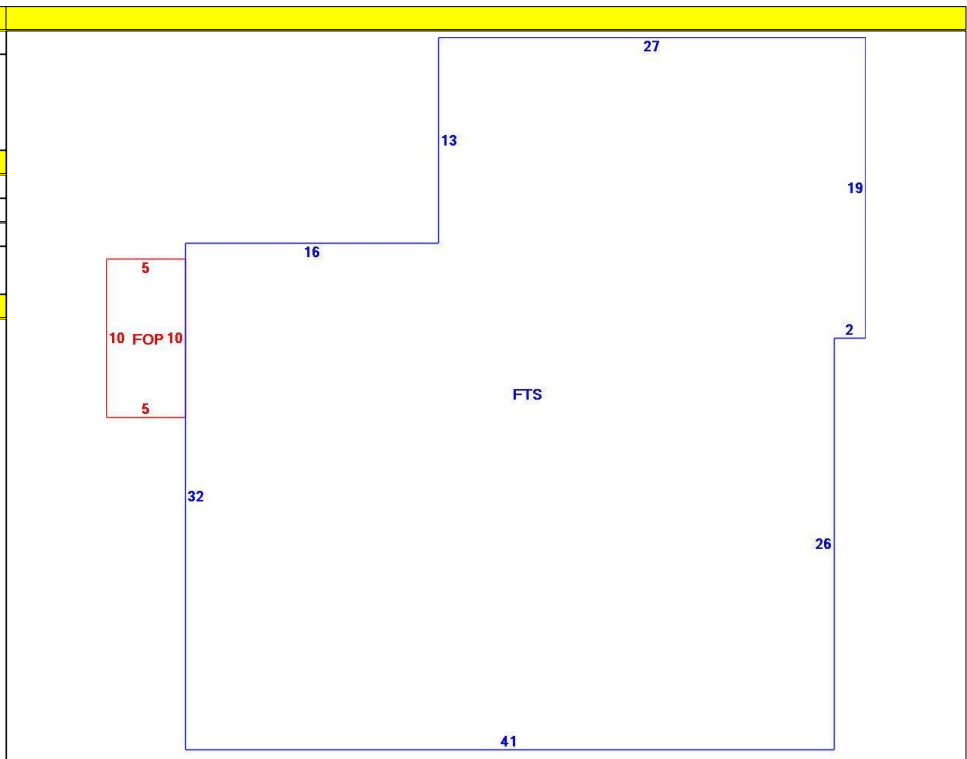
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201205801	09-21-2012	OT	Other	2,100	06-30-2013	100	06-30-2013	NW FRNT DR & THRESHOLD	05-12-2020	WD			FR	Field Review	
201003152	06-24-2010	OT	Other	67,320	06-30-2011	100	06-30-2011	INTER BLD OUT FOR UNIT 4	08-10-2017	SR	02		03	Cycl Insp Comp	
									07-29-2015	TP	03		16	In Office Review	
									09-26-2014	TP	03		16	In Office Review	
									07-17-2014	TW	03		16	In Office Review	
									07-31-2013	DR	22		22	Change of Address	
									07-29-2013	TP	03		16	In Office Review	

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	SPLI	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	B	Custom			
Stories	1	1 Story			
Occupancy					
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	02	2 Bedrooms			
Full Baths	2	2 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	4				
Bath Style	04	Typical for Gr			
Kitchen Style	04	Typical for Gr			
Master Deed L	1677				
Bath Split	20	2 Full-0 Half			
Foundation	02	Conc. Block			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	106657	C   108	Ownr   2.1
	LEWIS BAY CT	B   1	S   1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	VWE	VWE	135

COST / MARKET VALUATION	
Building Value New	842,515
Year Built	1999
Effective Year Built	2018
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	800,400
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
FPLG	Gas Fireplace-	B	1	2500.00	2016		95		0.00	2,400
FOP	Open Porch-ro	B	50	55.00	2016		95		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FOP	Open Porch	0	50	0	0.00	0
FTS	Finished Third Story	1,675	1,675	1,675	502.98	842,500
Ttl Gross Liv / Lease Area		1,675	1,725	1,675		842,500

