

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION						
HUNT, RYAN C/O SUN PROPERTY GROUP 11 ELKINS ST SUITE 250 BOSTON MA 02127		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed			RESIDENTL RES LAND				
		4	Gas							1010	1,186,300	1,186,300								
		6	Septic					3		1010	243,000	243,000								
SUPPLEMENTAL DATA										Total		1,429,300	1,429,300							
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		30469-A												
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU												
#DL 1		LOT 16, 17 & 19		Assoc Pid#																
#DL 2		F_975525_2699400																		
GIS ID																				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
HUNT, RYAN		C199952	0	03-29-2013		Q	I	667,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MANNAL, RICHARD K & KAREN L		C156122	0	12-30-1999		U	I	62,500		1		2025	1010	1,186,300	2024	1010	1,065,400	2023	1010	946,300
FRUCCI, K M & MILLANE, J M &		C128919	0	12-15-1992		U	V	1		A			1010	243,000		1010	243,000		1010	220,900
DOHERTY, JOHN & KATHERINE A TRS		C99508	0	12-15-1984		U	V	0		B										
DOHERTY, JOHN G		C30935	0	08-13-1963		U		0												
Total												1,429,300	Total	1,308,400	Total	1,167,200				
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0107								CENVIL												
NOTES																				
												Appraised Bldg. Value (Card)		1,052,800						
												Appraised Xf (B) Value (Bldg)		92,600						
												Appraised Ob (B) Value (Bldg)		40,900						
												Appraised Land Value (Bldg)		243,000						
												Special Land Value		0						
												Total Appraised Parcel Value		1,429,300						
												Valuation Method		C						
												Total Appraised Parcel Value		1,429,300						
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-22-94	08-16-2022	839	Solar Panel-Re	65,082	03-03-2023	100	06-30-2023	Roof-mounted PV solar syste	03-03-2023	SR	02		02	Bldg Permit Completed						
201401696	03-26-2014	RE	Remodel	15,000	07-28-2014	100	06-30-2014	LOWER LVL REPLC WD FLR	08-30-2022	BM	22		22	Change of Address						
201302880	05-28-2013	SP	Swimming Pool	30,000	09-12-2013	100	06-30-2014	POOL & BBCOURT W FNC	06-01-2020	DM			FR	Field Review						
200901608	05-12-2009	RE	Remodel	15,000	09-24-2009	100	06-30-2010	FIN 1/2 ABOVE GAR FOR EX	07-21-2015	JR	03		16	In Office Review						
46975	06-22-2000	DW	Dwelling	337,320	01-01-2001	100	01-01-2002		08-19-2014	MW	02		02	Bldg Permit Completed						
										01-10-2014	RB	03		16	In Office Review					
										12-30-2013	MW	02		02	Bldg Permit Completed					
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	3	0.830	AC	176,344.00	1.18580	1.0000	5	1.00	0107	1.400		1.0000	292,748.6	243,000			
Total Card Land Units					0.83	AC	Parcel Total Land Area					0.83	Total Land Value				243,000			

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SUPPLEMENTAL DATA									
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GIS ID F_975525_2699400		Assoc Pid#		Life Estate					
				PP STATU					
						Total		1,429,300	1,429,300

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
								Year	Code	Assessed	Year	Code	Assessed
								2025	1010	1,186,300	2024	1010	1,065,400
									1010	243,000		1010	243,000
								Total		1,429,300	Total		1,308,400
								Total			Total		1,167,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total								

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			CENVIL
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,052,800
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Valuation Method	C
Total Appraised Parcel Value	1,429,300

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
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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
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	B+	Custom Plus									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2	14	Carpet				Building Value New					
Heat Fuel	03	Gas				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	04	4 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	0					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	9	9 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	30	3 Full-0 Half				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	
FPIT	Fire Pit	L	1	3010.00	2013		89	C	1.00	2,700	
PAT2	Patio-Good	L	453	9.94	2013		94		0.00	4,100	
FOP	Open Porch-ro	B	288	55.00	2013		93		0.00	10,700	
SOL2	Solar PV Pane	B	50	725.00	2013		0		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											