Property Location 103 FIFTH AVENUE (HYANNIS) Map ID 245/ 093/ / / Bldg Name State Use 1010
Vision ID 17013 Account # 148799 Bldg # 1 Sec # 1 of 2 Card # 1 of 2 Print Date 12/20/2024 9:09:49 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
SPEICHER, SHAUN P ET AL TRS	2 Above Street	6 Septic	1 Paved	
		4 Gas		
1018 WICKERTON LANE		2 Public Water		4
WEBSTER NY 14580				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	34/23
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOTS 378 & 380 BLOCK C	PP STATU	
#DL 2			
GIS ID	F_978629_2694716	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	388,000	388,000
RES LAND	1010	309,700	309,700
Total		697,700	697,700

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
SPEICHER, SHAUN P ET AL TRS	35773	159	05-09-2023	U	I	1	1F
SPEICHER, SHAUN P	19347	0321	12-15-2004	Q	I	475,000	00
PAPAZIAN, HAROLD V & MARLENE A TR	16303	0061	01-28-2003	U	I	100	1F
PAPAZIAN, HAROLD V & MARLENE A	2982	0305	09-14-1979	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	388,000	2024	1010	322,700	2023	1010	289,200
	1010	309,700		1010	309,700		1010	287,900
	Total	697,700		Total	632,400		Total	577,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0109				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	355,700
Appraised Xf (B) Value (Bldg)	20,300
Appraised Ob (B) Value (Bldg)	12,000
Appraised Land Value (Bldg)	309,700
Special Land Value	0
Total Appraised Parcel Value	697,700
Valuation Method	C
Total Appraised Parcel Value	697,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
SM-23-122	12-18-2023	834	Sheet Metal	24,500	04-22-2024	100	06-30-2024	Install 96% 6,000 BTU High eff
BLDR-22-16	01-27-2023	804	Addn Alt-Res	250,000	04-22-2024	80		Expand front bedroom in repla
200901730	04-23-2009	NR	New Roof	2,900	06-30-2009	100	06-30-2009	REROOF STRIPPING OLD

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-22-2024	SR	02		13	CALL BACK
04-13-2023	SR	02		03	Cycl Insp Comp
05-20-2020	WD			FR	Field Review
09-05-2014	SR	02		03	Cycl Insp Comp
04-24-2014	JR	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	RB	4	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0109	2.200		1.0000	1,720,464	309,700

Total Card Land Units 0.18 AC Parcel Total Land Area 0.18 Total Land Value 309,700

Property Location 103 FIFTH AVENUE (HYANNIS) Map ID 245/ 093/ / / Bldg Name State Use 1010
Vision ID 17013 Account # 148799 Bldg # 1 Sec # 1 of 2 Card # 1 of 2 Print Date 12/20/2024 9:09:50 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C+	Average Plus
Stories	1.5	1 1/2 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	03	Gas
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Sewer Occupan		
Accessory Apt		
Foundation Alt	08	Mixed
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

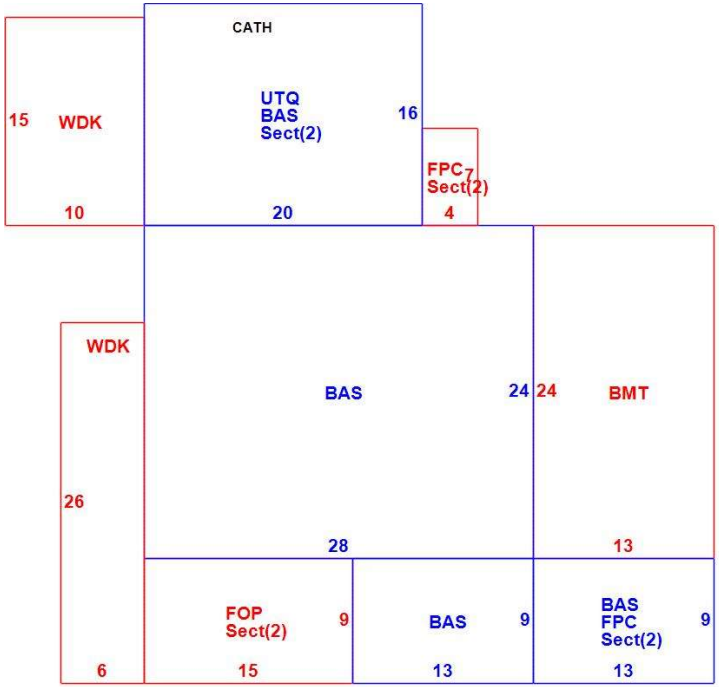
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	444,604
Year Built	1951
Effective Year Built	1985
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	80
Percent Good	80
RCNLD	355,700
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
BMT	Basement-Unfi	B	312	26.01	1983		80		0.00	10,100
SHED	Shed	L	48	18.00	2003		58		0.00	500
PAT2	Patio-Good	L	299	9.94	2024		100		0.00	3,000
WDC	Deck comp w	L	306	28.00	2024		100		0.00	8,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	789	789	789	320.78	253,097
BMT	Basement Area	0	312	0	0.00	0
WDK	Wood Deck	0	306	0	0.00	0
	Ttl Gross Liv / Lease Area	789	1,407	789		253,097

Property Location 103 FIFTH AVENUE (HYANNIS) Map ID 245/ 093/ / / Bldg Name State Use 1010
Vision ID 17013 Account # 148799 Bldg # 1 Sec # 2 of 2 Card # 2 of 2 Print Date 12/20/2024 9:09:50 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
SPEICHER, SHAUN P ET AL TRS	2 Above Street	6 Septic	1 Paved	
		4 Gas		
1018 WICKERTON LANE		2 Public Water		4
WEBSTER NY 14580				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	34/23
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOTS 378 & 380 BLOCK C	PP STATU	
#DL 2			
GIS ID	F_978629_2694716	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	388,000	388,000
RES LAND	1010	309,700	309,700
Total		697,700	697,700

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
SPEICHER, SHAUN P ET AL TRS	35773	159	05-09-2023	U	I	1	1F
SPEICHER, SHAUN P	19347	0321	12-15-2004	Q	I	475,000	00
PAPAZIAN, HAROLD V & MARLENE A TR	16303	0061	01-28-2003	U	I	100	1F
PAPAZIAN, HAROLD V & MARLENE A	2982	0305	09-14-1979	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	388,000	2024	1010	322,700	2023	1010	289,200
	1010	309,700		1010	309,700		1010	287,900
	Total	697,700		Total	632,400		Total	577,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0109				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	355,700
Appraised Xf (B) Value (Bldg)	20,300
Appraised Ob (B) Value (Bldg)	12,000
Appraised Land Value (Bldg)	309,700
Special Land Value	0
Total Appraised Parcel Value	697,700
Valuation Method	C
Total Appraised Parcel Value	697,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
SM-23-122	12-18-2023	834	Sheet Metal	24,500	04-22-2024	100	06-30-2024	Install 96% 6,000 BTU High eff
BLDR-22-16	01-27-2023	804	Addn Alt-Res	250,000	04-22-2024	80		Expand front bedroom in repla
200901730	04-23-2009	NR	New Roof	2,900	06-30-2009	100	06-30-2009	REROOF STRIPPING OLD

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-22-2024	SR	02		13	CALL BACK
04-13-2023	SR	02		03	Cycl Insp Comp
05-20-2020	WD			FR	Field Review
09-05-2014	SR	02		03	Cycl Insp Comp
04-24-2014	JR	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	RB	4	0.180	AC	176,344.00	4.43465	1.0000	5	1.00	0109	2.200		1.0000	1,720,464	309,700

Total Card Land Units 0.18 AC Parcel Total Land Area 0.18 Total Land Value 309,700

Property Location 103 FIFTH AVENUE (HYANNIS) Map ID 245/ 093/ / / Bldg Name State Use 1010
Vision ID 17013 Account # 148799 Bldg # 1 Sec # 2 of 2 Card # 2 of 2 Print Date 12/20/2024 9:09:50 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C+	Average Plus
Stories	1.5	1 1/2 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	03	Gas
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Sewer Occupan		
Accessory Apt		
Foundation Alt	08	Mixed
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

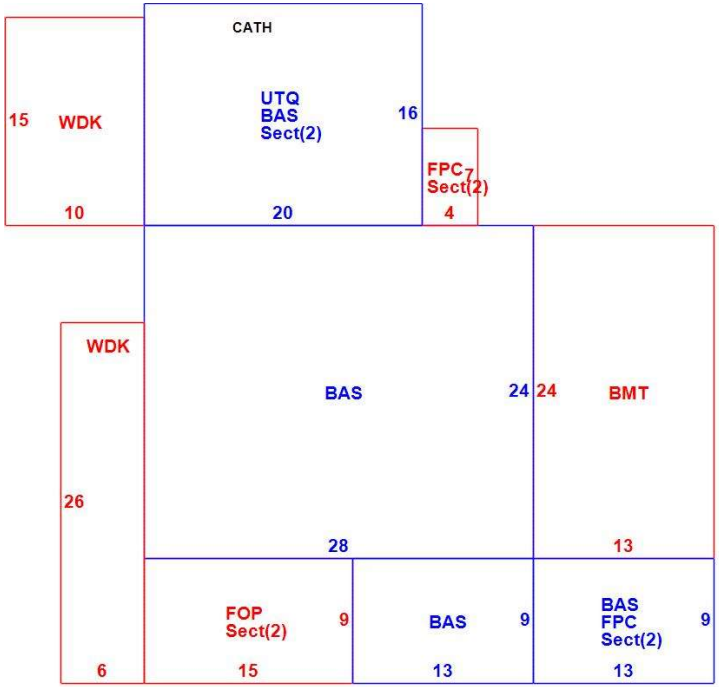
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	444,604
Year Built	2023
Effective Year Built	2024
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	80
Percent Good	80
RCNLD	355,700
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
FOPC	Open Prch-roo	B	145	55.00			80		0.00	4,700
FOP	Open Porch-ro	B	135	55.00			80		0.00	5,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	437	437	437	320.78	140,182
FOP	Open Porch	0	135	0	0.00	0
FPC	Open Porch Conc. Floor	0	145	0	0.00	0
UTQ	Unfinished Three-quarter story	0	320	160	160.39	51,325
	Ttl Gross Liv / Lease Area	437	1,037	597		191,507