

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CAYAN, PETER J & JANICE M 76 FIFTH AVENUE PO BOX 25 WEST HYANNIS MA 02672		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	427,200	427,200
			2 Public Water		4	RES LAND	1010	309,700	309,700
SUPPLEMENTAL DATA						Total			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 391 & 393 #DL 2 GIS ID F_978724_2695011				Plan Ref. 34/23 Land Ct# #SR Life Estate PP STATU Assoc Pid#		736,900 736,900			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CAYAN, PETER J & JANICE M		31986 0158	04-30-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
CAYAN, JANICE		28372 0059	09-09-2014	U	I	0	1A	2025	1010	427,200	2024	1010	400,200
PRENDERGAST, JANICE		28372 0058	09-09-2014	U	I	0	1A		1010	309,700	2023	1010	349,200
PRENDERGAST, JEAN M & JANICE		26934 0293	12-11-2012	U	I	1	1F						287,900
PRENDERGAST, JEAN M & JANICE SEY		10293 0122	07-15-1996	U	I	1	1A	Total 736,900 Total 709,900 Total 637,100					

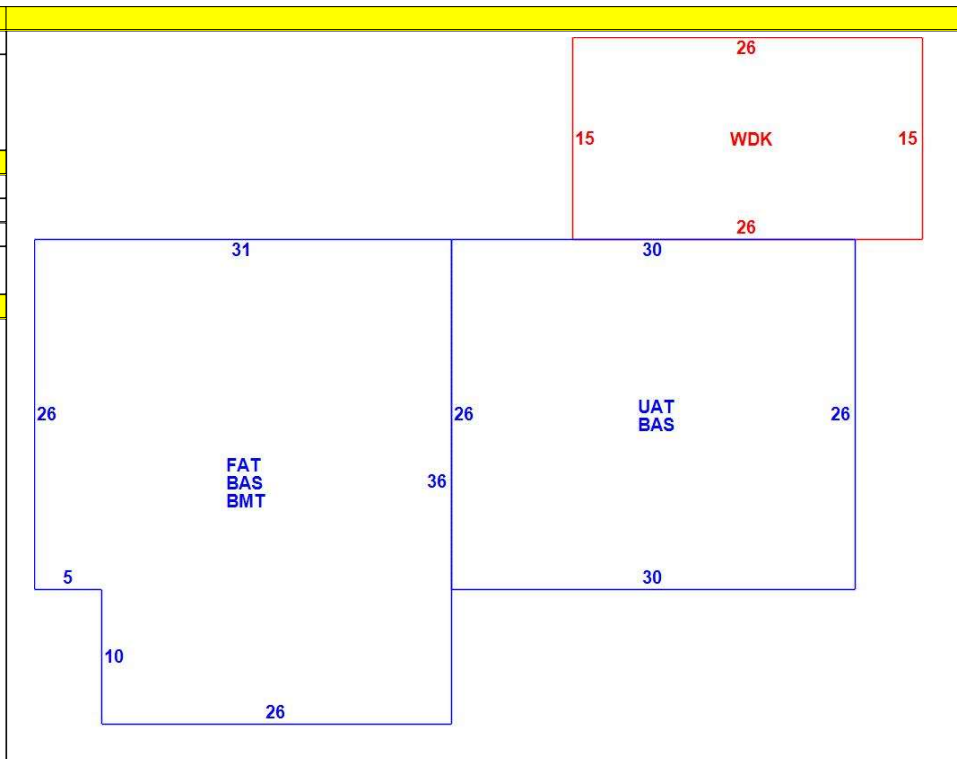
EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00	This signature acknowledges a visit by a Data Collector or Assessor			

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109				HYAN	Appraised Bldg. Value (Card)	391,900	
					Appraised Xf (B) Value (Bldg)	23,600	
					Appraised Ob (B) Value (Bldg)	11,700	
					Appraised Land Value (Bldg)	309,700	
					Special Land Value	0	
					Total Appraised Parcel Value	736,900	
					Valuation Method	C	
					Total Appraised Parcel Value	736,900	

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-23-28	03-22-2023	804	Addn Alt-Res	29,134		100		27 squares of roofing	12-27-2022	DB	01	1	03	Cycl Insp Comp
BLDR-23-15	02-06-2023	804	Addn Alt-Res	92,000		100		EXTERIOR WORK ONLY RE	02-25-2022	BM	22		22	Change of Address
17-3613	10-18-2017	835	Sid/Wind/Roof/	9,348		100		1 Entry Door and 1 Storm Doo	05-20-2020	WD			FR	Field Review
16-3264	07-26-2017	822	Insulation	1,800		100		Weatherization,air sealing, we	09-10-2014	TW	03		16	In Office Review
17-1548	05-26-2017	835	Sid/Wind/Roof/	4,690		100		Replace 1 Door	09-08-2014	SR	02		03	Cycl Insp Comp

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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		559,846
			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		
			Condition %		
			Percent Good		70
			RCNLD		391,900
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	1983		70		0.00	4,200
WDC	Wood Deck w/	L	390	18.00	2013		78		0.00	5,300
BMT	Basement-Unfi	B	1,066	26.01	1983		70		0.00	19,400
SHED	Shed	L	80	18.00	2013		78		0.00	1,100
GEN	Emergency Ge	L	1	5550.00	2022		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,846	1,846	1,846	268.64	495,909
BMT	Basement Area	0	1,066	0	0.00	0
FAT	Attic, Finished	160	1,066	160	40.32	42,982
UAT	Attic, Unfinished	0	780	78	26.86	20,954
WDK	Wood Deck	0	390	0	0.00	0
Ttl Gross Liv / Lease Area		2,006	5,148	2,084		559,845

