

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
WINNER, RONALD A & WENDY M TR WINNER FAMILY TRUST 60 CARLA ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	436,900	436,900	
			6 Septic		4	RES LAND	1010	170,000	170,000	
SUPPLEMENTAL DATA						Total		606,900	606,900	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 55 #DL 2 GIS ID F_978140_2699864		Plan Ref. 165/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WINNER, RONALD A & WENDY M TRS		27590 0278	08-01-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
WINNER, RONALD A & WENDY M		27510 0209	07-01-2013	U	I	1	1F	2025	1010	436,900	2024	1010	413,600			
WINNER, RONALD A & WENDY M TRS		27477 0021	06-20-2013	U	I	1	1F		1010	170,000	2023	1010	367,300			
WINNER, RONALD A & WENDY M		9961 0336	12-07-1995	Q	I	140,000	U									
PETRALIAS, ALEXANDRIA G		8687 0125	07-20-1993	Q	I	140,000	U									
Total								606,900		Total		583,600		Total		535,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2024	5C	RESIDENTIAL EXEMPTION											
2025	22	VETERAN											
Total			0.00										

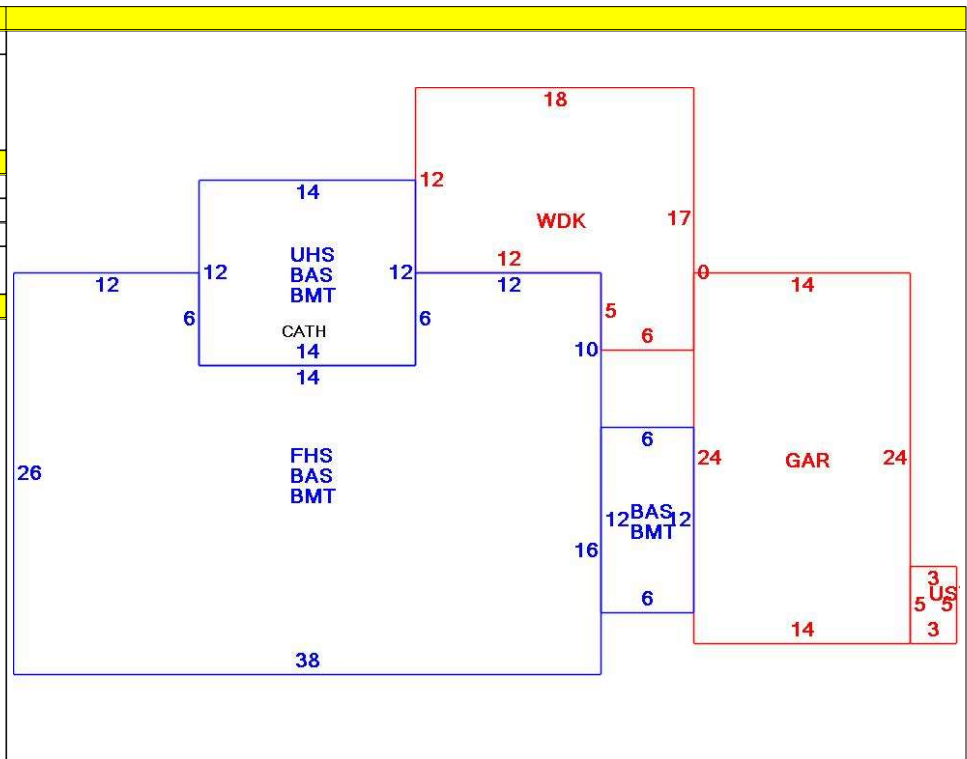
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106				HYAN				

NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)	389,300			
				Appraised Xf (B) Value (Bldg)	44,200			
				Appraised Ob (B) Value (Bldg)	3,400			
				Appraised Land Value (Bldg)	170,000			
				Special Land Value	0			
				Total Appraised Parcel Value	606,900			
				Valuation Method	C			
				Total Appraised Parcel Value	606,900			

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	
18-487	04-17-2018	822	Insulation	1,440		100		Air Sealing & Weatherization	08-01-2024	EG	03		16	In Office Review	
75877	04-08-2004	RE	Remodel	8,000	10-19-2004	100	01-01-2005		04-02-2024	EG	03		16	In Office Review	
B32868	05-01-1989	DW	Dwelling	70,000	01-15-1992	100		HY 11/2 S	03-27-2024	EG	03		16	In Office Review	
									02-28-2024	JO	03		16	In Office Review	
									04-19-2022	LH	03		16	In Office Review	
									01-12-2022	JD	03		16	In Office Review	
									05-07-2020	DM			FR	Field 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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0106	1.150		1.0000	708,303.3	170,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			170,000	

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	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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	21	2 Full-1 Half			
			CONDO DATA		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New			437,425		
Year Built			1990		
Effective Year Built			2010		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			11		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			89		
Percent Good			89		
RCNLD			389,300		
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2008		89		0.00	5,300
WDC	Wood Decking	L	246	20.00	2001		64		0.00	3,400
GAR	Attached Gara	B	336	40.00	2008		89		0.00	12,800
BMT	Basement-Unfi	B	1,144	26.01	2008		89		0.00	25,800
UST	Utility Storage-	B	15	17.11	2008		89		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	265.75	304,018
BMT	Basement Area	0	1,144	0	0.00	0
FHS	Half Story	452	904	452	132.88	120,119
GAR	Attached Garage	0	336	0	0.00	0
UHS	Half Story, Unfinished	0	168	50	79.09	13,288
UST	Utility Enclosure	0	15	0	0.00	0
WDK	Wood Deck	0	246	0	0.00	0
Ttl Gross Liv / Lease Area		1,596	3,957	1,646		437,425

