

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
KOKKALIS, MAGDALINE  42 KEEL WAY  HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 249,700 146,700	Assessed 249,700 146,700
		4	Gas										
		6	Septic				4						
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 31 #DL 2 GIS ID F_979359_2697660					Plan Ref. 232/125 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total 396,400 396,400			

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)									
KOKKALIS, MAGDALINE		36617	90	10-15-2024		Q	I			522,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PRIOR, JANET M		32738	0283	03-06-2020		U	I			1		1F		2025	1010	249,700	2024	1010	247,500	2023	1010	212,800	
PRIOR, JANET M & LORRAINE E		5886	0021	08-15-1987		Q	I			127,400		U			1010	146,700		1010	146,700		1010	133,300	
HAMMERMAN, MIRIAM		5605	0275	03-13-1987		U				0													
HAMMERMAN, MICHAEL & MIRIAM		1966	0163	11-16-1973		U				0													
										Total				396,400		Total		394,200		Total		346,100	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			HYAN

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	220,300
Appraised Xf (B) Value (Bldg)	25,800
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	146,700
Special Land Value	0
Total Appraised Parcel Value	396,400
Valuation Method	C
Total Appraised Parcel Value	396,400

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
18-3199	10-05-2018	835	Sid/Wind/Roof/	2,050		100		siding		07-19-2021	PK	03		16	In Office Review
18-1652	05-23-2018	835	Sid/Wind/Roof/	2,250		100		reside		10-01-2020	CK	22		22	Change of Address
34575	11-05-1998	WD	Wood Deck	4,000	01-01-1999	100		REPL SAME SIZE		05-21-2020	WD			FR	Field Review
31964	07-07-1998	NR	New Roof	2,500	01-01-1999	100				10-18-2019	CK	22		22	Change of Address
										04-25-2017	SR	02		14	Cyclical Inspection
										03-02-2016	AL	22		22	Change of Address
										10-26-2015	AL	22		22	Change of Address

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	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			146,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
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	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	282,472
Year Built	1972
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	220,300
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
FPL1	Fireplace 1 sto	B	1	5000.00	1994		78		0.00	3,900
BRR	Bsmt Rec Rm-	B	200	8.05	1994		78		0.00	1,300
WDC	Wood Decking	L	180	20.00	1996		54		0.00	2,400
BMT	Basement-Unfi	B	988	26.01	1994		78		0.00	20,600
SHED	Shed	L	64	18.00	2019		100		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	285.90	282,472
BMT	Basement Area	0	988	0	0.00	0
WDC	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		988	2,156	988		282,472

