

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
PHILIPS, RICHARD A 133 FAWCETT LANE HYANNIS MA 02601	1	Level	6	Septic	1	Paved	Description	Code	Assessed		Assessed
	4	Gas					RESIDNTL	1010	371,000		371,000
	2	Public Water			4		RES LAND	1010	133,000	133,000	
SUPPLEMENTAL DATA						Total		504,000	504,000		
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		22825-P (SH 1)			
BID Parcel		ResExpt Q		YES:		#SR		Life Estate			
#DL 1		LOT 52		PP STATU		Assoc Pid#					
#DL 2		GIS ID		F_981871_2700425							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
PHILIPS, RICHARD A	C209654	0	05-26-2016	Q	I	269,900	00	Year	Code	Assessed	Year	Code	Assessed		
ALJ REALTY CORPORATION	C208598	0	01-21-2016	U	I	152,500	1	2025	1010	371,000	2024	1010	346,200		
HILL, SALLY I ESTATE OF	#D12865	0	01-15-2016	U	I	0	1A		1010	133,000	2023	1010	305,800		
CAPE COD HOMES LLC	C208556	0	01-15-2016	U	I	94,000	1						127,700		
HILL, SALLY I	#D12117	0	01-14-2013	U	I	0	1	Total		504,000	Total		479,200	Total	433,500

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2020	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 344,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 24,300				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
Appraised Land Value (Bldg) 133,000			
Special Land Value 0			
Total Appraised Parcel Value 504,000			
Valuation Method C			
Total Appraised Parcel Value 504,000			

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-23-35	04-03-2023	839	Solar Panel-Re	19,796		0		Installation of a interconnected	04-23-2020	WD			FR	Field Review
EXPR-23-2	03-09-2023	835	Sid/Wind/Roof/	7,542		100			02-21-2020	PK	03		16	In Office Review
									12-18-2017	KM	02		03	Cycl Insp Comp
									06-07-2016	JR	03		20	Sale Review
									02-13-2014	JR	03		16	In Office Review
									02-09-2001	SM	01		00	Meas/Listed-Interior Acces

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	0104	0.900		1.0000	554,319.7	133,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			133,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	25	Vinyl Siding	CONDO DATA		
Exterior Wall 2			Parcel Id	C	Ownr 0.0
Roof Structure	03	Gable/Hip		B	S
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description
Interior Wall 1	05	Drywall			Factor%
Interior Wall 2			Condo Flr		Condo Unit
Interior Floor 1	14	Carpet	COST / MARKET VALUATION		
Interior Floor 2			Building Value New		409,786
Heat Fuel	03	Gas	Year Built		1966
Heat Type	04	Hot Air	Effective Year Built		2003
AC Type	01	None	Depreciation Code		VG
Bedrooms	03	3 Bedrooms	Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		16
Extra Fixtures			Functional Obsol		0
Total Rooms	5	5 Rooms	External Obsol		0
Bath Style			Trend Factor		1
Kitchen Style			Condition		
Occupancy			Condition %		
Sewer Occupan			Percent Good		84
Accessory Apt			RCNLD		344,200
Foundation Alt	01	Poured Conc.	Dep % Ovr		
Rms Prts			Dep Ovr Comment		
Bath Split	20	2 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
FPL2	Fireplace 1.5 s	B	1	6000.00	2001		84		0.00	5,000
WDC	Wood Decking	L	224	20.00	1994		50		0.00	2,500
BMT	Basement-Unfi	B	816	26.01	2001		84		0.00	19,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	304.45	248,429
BMT	Basement Area	0	816	0	0.00	0
TQS	Three Quarter Story	530	816	530	197.74	161,357
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,346	2,672	1,346		409,786

