

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
HUERTA, MANUEL 107 LINCOLN ROAD HYANNIS MA 02601				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 193,300 120,800	Assessed 193,300 120,800
				4	Gas										
				6	Septic				4						
SUPPLEMENTAL DATA												801 FY2025 BARNSTABLE, MA VISION			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_980083_2701272						Plan Ref. 58/99 Land Ct# #SR Life Estate PP STATU Assoc Pid#									
Total															

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
HUERTA, MANUEL				29470	0301	02-24-2016		U	I			1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HUERTA, MANUEL & TENEZACA, BLANC				25856	0293	11-21-2011		U	I			1	1A	2025	1010	193,300	2024	1010	191,600	2023	1010	163,400
HUERTA, MANUEL				25838	0270	11-15-2011		Q	I			125,000	00		1010	120,800			120,800			115,900
BELANGER, ARTHUR F & ELAINE M				10520	0337	12-12-1996		U	I			40,000	1A									
FRAZIER, JULIA ESTATE OF				10520	0336	12-12-1996		U	I			1	1A									
Total												314,100		Total		312,400		Total		279,300		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0104				HYAN	179,800	8,900	4,600	120,800	0	314,100	C
Total				Total Appraised Parcel Value		314,100					

NOTES											

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
EXPR-22-6	05-05-2022	835	Sid/Wind/Roof/	2,500		100		siding and windows		09-15-2020	SR	01		02	Bldg Permit Completed
20-1673	07-06-2020	833	Shd-Res-under	0	09-15-2020	100	06-30-2021	install a 10x20 shed		04-22-2020	WD			FR	Field Review
19-2920	09-06-2019	835	Sid/Wind/Roof/	5,000	06-30-2020	100	06-30-2020	siding.		12-17-2015	SR	01		03	Cycl Insp Comp
2015-03668	02-08-2016	835	Sid/Wind/Roof/	3,500	06-30-2016	0	06-30-2016	RESIDE		05-15-2002	PT	01		00	Meas/Listed-Interior Acces
54644	07-19-2001	AD	Addition	15,000	01-01-2002	100	12-31-2002	BEDROOMS		04-23-2002	MF	01		00	Meas/Listed-Interior Acces
B35075	05-01-1992	NR	New Roof	1,500	01-15-1993	100	12-31-1993	HY RE-ROO		06-15-1991	ML	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	0.130	AC	176,344.00	5.85353	1.0000	5	1.00	0104	0.900		1.0000	929,015.4	120,800
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			120,800	

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	25	Vinyl Siding			
Exterior Wall 2	30	Cement Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2	14	Carpet			
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				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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	230,517
Year Built	1962
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	179,800
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	264	26.01	1994		78		0.00	8,900
WDC	Wood Decking	L	144	20.00	1986		34		0.00	1,400
SHED	Shed	L	192	18.00	2020		92		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	300.15	230,517
BMT	Basement Area	0	264	0	0.00	0
WDC	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		768	1,176	768		230,517

