

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
RIOUX, ROBERT R & KIMLY T  55 OLANDER DRIVE  HYANNIS MA 02601	1 Level	2 Public Water	3 Unpaved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDENTL	1010	322,700	322,700		
		6 Septic			4	RES LAND	1010	137,000	137,000		
<b>SUPPLEMENTAL DATA</b>						Total				459,700	459,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 73 #DL 2 GIS ID F_980037_2702179				Plan Ref. Land Ct# 10614-N #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)							
RIOUX, ROBERT R & KIMLY T	C115638	0	10-05-1988	Q	I	123,100	U	Year	Code	Assessed	Year	Code	Assessed		
WOOD, GILBERT C	C110976	0	05-29-1987	U	V	66,800	N	2025	1010	322,700	2024	1010	308,200		
OLANDER, GARY JOHN	C100318	0	02-26-1985	U	V	1	A		1010	137,000	2023	1010	131,500		
OLANDER, GAYLE & CARL B	C69512	0	01-07-1977	U		0		Total		459,700	Total		445,200	Total	407,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
2012	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

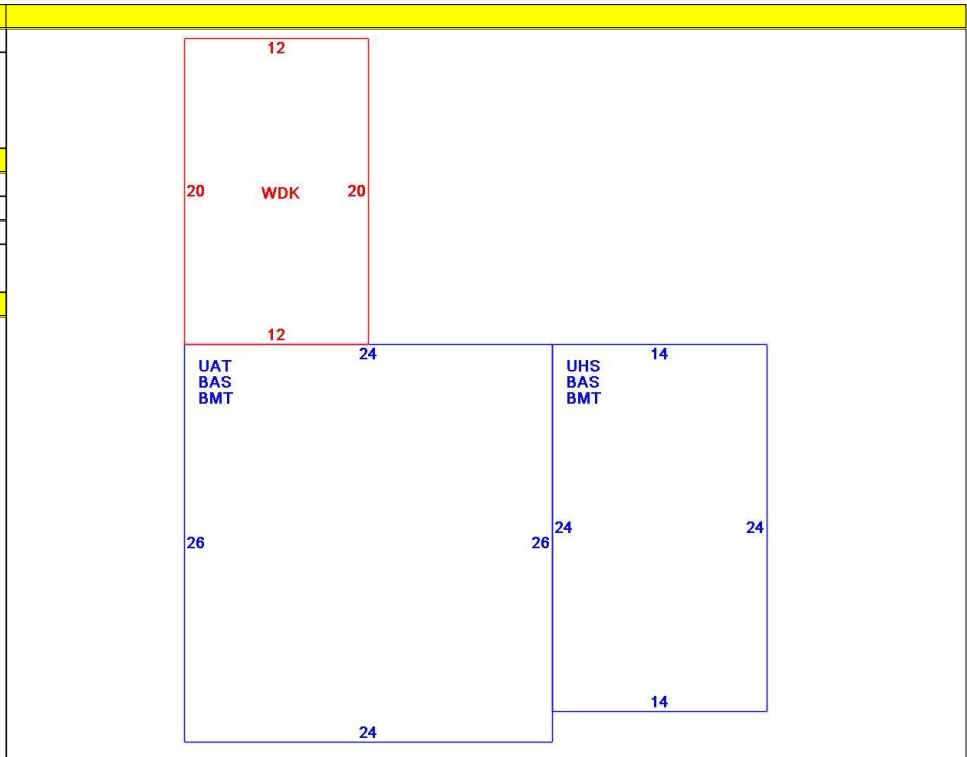
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	271,000	
					Appraised Xf (B) Value (Bldg)	32,500	
					Appraised Ob (B) Value (Bldg)	19,200	
					Appraised Land Value (Bldg)	137,000	
					Special Land Value	0	
					Total Appraised Parcel Value	459,700	
					Valuation Method	C	
					Total Appraised Parcel Value	459,700	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										04-22-2020	WD			FR	Field Review
										12-06-2017	SR	02		03	Cycl Insp Comp
										01-24-2014	JR	03		16	In Office Review
										02-08-2012	TR	03		16	In Office Review
										06-11-2004	MF	04		44	Drive by inspection only
										05-20-2002	PT	01		00	Meas/Listed-Interior Acces
										06-24-1998	LK	02		02	Bldg Permit Completed

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments							
70962	08-21-2003	AD	Addition	1,195	06-11-2004	100	01-01-2004								
25751	09-19-1997	SH	Shed	1,000	06-24-1998	100	01-01-1998	SHED							
B31637	02-01-1988	DW	Dwelling	50,000	01-15-1989	100		HY 11/2 S							

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	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0104	0.900		1.0000	391,501.3	137,000
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value				137,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.3				
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	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
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	20	2 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		322,672			
Year Built		1988			
Effective Year Built		2004			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		16			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		84			
RCNLD		271,000			
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	2002		84		0.00	5,000
FGR2	Garage- Avg-	L	312	50.00	1997		46	00	1.00	7,200
BFA	Bsmt Fin-Avg	B	400	17.36	2002		84		0.00	5,800
WDC	Wood Decking	L	240	20.00	2000		62		0.00	3,300
BMT	Basement-Unfi	B	960	26.01	2002		84		0.00	21,700
SHED	Shed	L	504	18.00	2017		96		0.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	287.33	275,837
BMT	Basement Area	0	960	0	0.00	0
UAT	Attic, Unfinished	0	624	62	28.55	17,814
UHS	Half Story, Unfinished	0	336	101	86.37	29,020
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		960	3,120	1,123		322,671

