

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
MCMAHON, ELAINE F TR ELAINE J MCMAHON FAMILY TRUST 423 OAKLAND ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	336,200	336,200	
			6 Septic		4	RES LAND	1010	153,200	153,200	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 6 #DL 2 GIS ID F_980494_2704573				Plan Ref. 206/57 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		489,400	489,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCMAHON, ELAINE F TR		29180	0252	10-02-2015	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
MCMAHON, ELAINE		BA05P00	0	10-01-2015	U	I	0	1A	2025	1010	336,200	2024	1010	315,300
MCMAHON, JOSEPH D JR & ELAINE		1496	0917	01-14-1971	U		0			1010	153,200	2023	1010	284,900
									Total		489,400	Total		468,500
									Total			Total		424,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2015	5C	RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

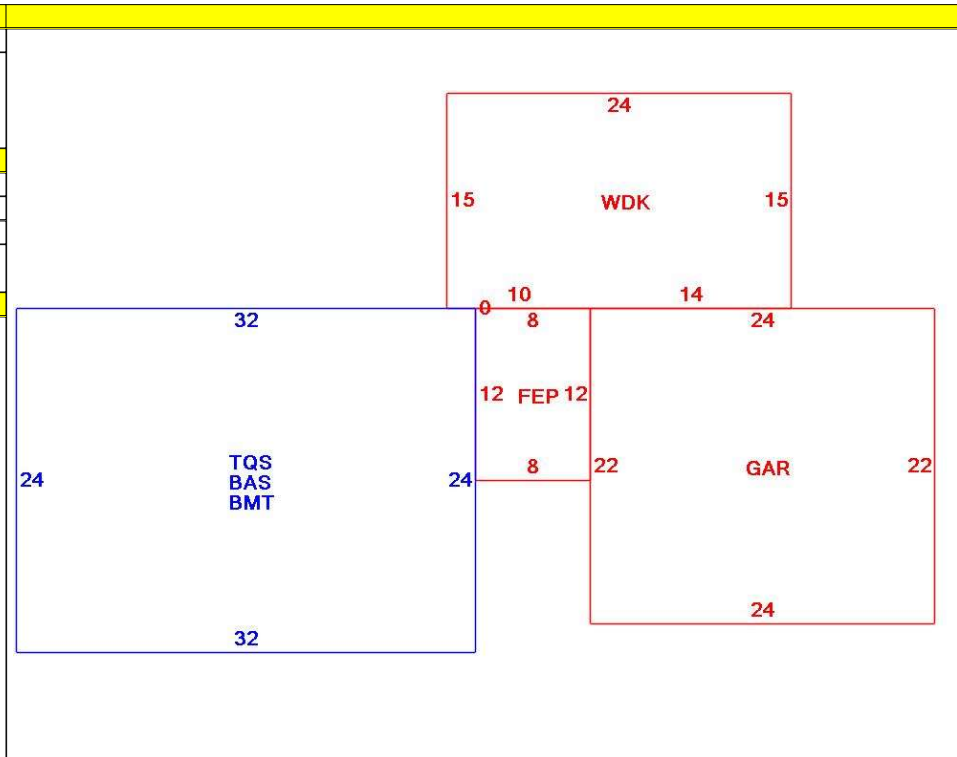
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105				HYAN				

NOTES											APPRAISED VALUE SUMMARY			
											Appraised Bldg. Value (Card)	289,800		
											Appraised Xf (B) Value (Bldg)	42,700		
											Appraised Ob (B) Value (Bldg)	3,700		
											Appraised Land Value (Bldg)	153,200		
											Special Land Value	0		
											Total Appraised Parcel Value	489,400		
											Valuation Method	C		
											Total Appraised Parcel Value	489,400		

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
											04-27-2020	WD			FR	Field Review
											07-20-2017	KM	02		14	Cyclical Inspection
											10-14-2015	GC	03		16	In Office Review
											01-31-2014	JR	03		16	In Office Review
											06-03-2002	PT	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	RC-	4	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0105	1.000		1.0000	403,245.8	153,200
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value			153,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			
CONDO DATA					
Parcel Id		C		Owne	0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		376,299			
Year Built		1969			
Effective Year Built		1994			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		23			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		77			
RCNLD		289,800			
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1992		77		0.00	4,600
WDC	Wood Decking	L	360	20.00	1995		52		0.00	3,700
FEP	Enclosed porc	B	96	70.00	1992		77		0.00	6,200
GAR	Attached Gara	B	528	40.00	1992		77		0.00	14,800
BMT	Basement-Unfi	B	768	26.01	1992		77		0.00	17,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	297.00	228,096
BMT	Basement Area	0	768	0	0.00	0
FEP	Enclosed Porch	0	96	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
TQS	Three Quarter Story	499	768	499	192.97	148,203
WDK	Wood Deck	0	360	0	0.00	0
Ttl Gross Liv / Lease Area		1,267	3,288	1,267		376,299

