

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
HYANNIS AST LLC 128 WINDING COVE ROAD MARSTONS MIL MA 02648	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
	4	Gas					RESIDNTL	1010	317,800		317,800
	6	Septic			4		RES LAND	1010	135,500	135,500	
SUPPLEMENTAL DATA						Total		453,300	453,300		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 5 #DL 2 GIS ID F_980371_2703367				Plan Ref. 132/85 Land Ct# #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)							
HYANNIS AST LLC	35736	172	04-18-2023	U	I	300,000	1	Year	Code	Assessed	Year	Code	Assessed		
BAKER, HELEN S	35736	168	08-06-2021	U	I	0	1F	2025	1010	317,800	2024	1010	311,200		
NATHAN, ROSE	15225	0077	06-03-2002	U	I	1	1A		1010	135,500		1010	135,500		
NATHAN, ROSE	15177	0241	05-20-2002	U	I	0	1	Total							
NATHAN, LEROY S & ROSE	1652	0146	05-17-1972	U		0		453,300		Total		446,700		Total	398,900

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			
0104				HYAN	Appraised Bldg. Value (Card)	273,500	
					Appraised Xf (B) Value (Bldg)	43,300	
					Appraised Ob (B) Value (Bldg)	1,000	
					Appraised Land Value (Bldg)	135,500	
					Special Land Value	0	
					Total Appraised Parcel Value	453,300	
					Valuation Method	C	
					Total Appraised Parcel Value	453,300	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										04-27-2020	WD			FR	Field Review
										12-12-2017	KM	02		03	Cycl Insp Comp

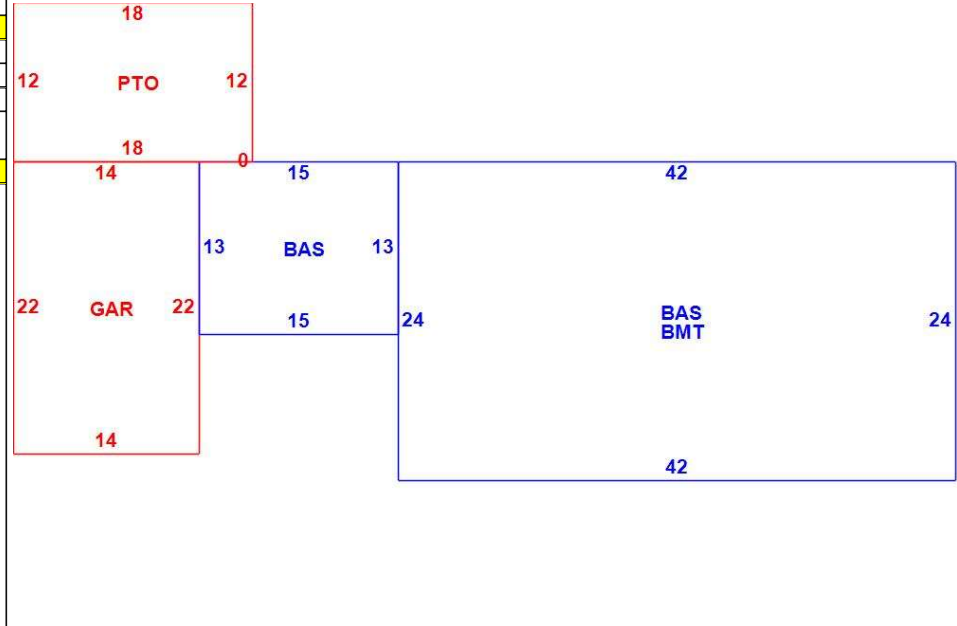
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201307008	10-07-2013	IN	Insulation	5,000	06-30-2014	100	06-30-2014	INSULATE							

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	0.300	AC	176,344.00	2.84692	1.0000	5	1.00	0104	0.900		1.0000	451,828.6	135,500
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			135,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 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	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	369,646
Year Built	1960
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	273,500
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	1988		74		0.00	3,700
BFA	Bsmt Fin-Avg	B	756	17.36	1988		74		0.00	9,700
PAT1	Patio- Average	L	216	5.89	1993		74		0.00	1,000
GAR	Attached Gara	B	308	40.00	1988		74		0.00	10,100
BMT	Basement-Unfi	B	1,008	26.01	1988		74		0.00	19,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,203	1,203	1,203	307.27	369,646
BMT	Basement Area	0	1,008	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,203	2,735	1,203		369,646

