

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
FORMICOLI, ROBSON						Description	Code	Assessed	Assessed	
74 WAYLAND RD					4	RESIDNTL	1010	345,900	345,900	
HYANNIS MA 02601						RES LAND	1010	135,800	135,800	
SUPPLEMENTAL DATA						Total				481,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 52 #DL 2 GIS ID F_981103_2703142				Plan Ref. Land Ct# 36508-D #SR Life Estate PP STATU Assoc Pid#						481,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)												
FORMICOLI, ROBSON	C228436	0	12-02-2021	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
BOURNE, KENNETH P	1,446,341	0	08-28-2021	U	I	0	1F	2025	1010	345,900	2024	1010	342,700	2023	1010	295,300				
BOURNE, EUNICE	D127800	0	09-15-2015	U	I	0	1A		1010	135,800		1010	135,800		1010	130,400				
BOURNE, MANUEL & EUNICE	C153000	0	05-05-1999	U	I	0	1A	Total												
BOURNE, MANUEL & EUNICE	C91845	0	05-13-1983	Q	I	64,900	U	481,700			Total			478,500						
									Total			481,700			Total			425,700		

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						

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						301,700
										Appraised Xf (B) Value (Bldg)						36,300
										Appraised Ob (B) Value (Bldg)						7,900
										Appraised Land Value (Bldg)						135,800
										Special Land Value						0
										Total Appraised Parcel Value						481,700
										Valuation Method						C
										Total Appraised Parcel Value						481,700

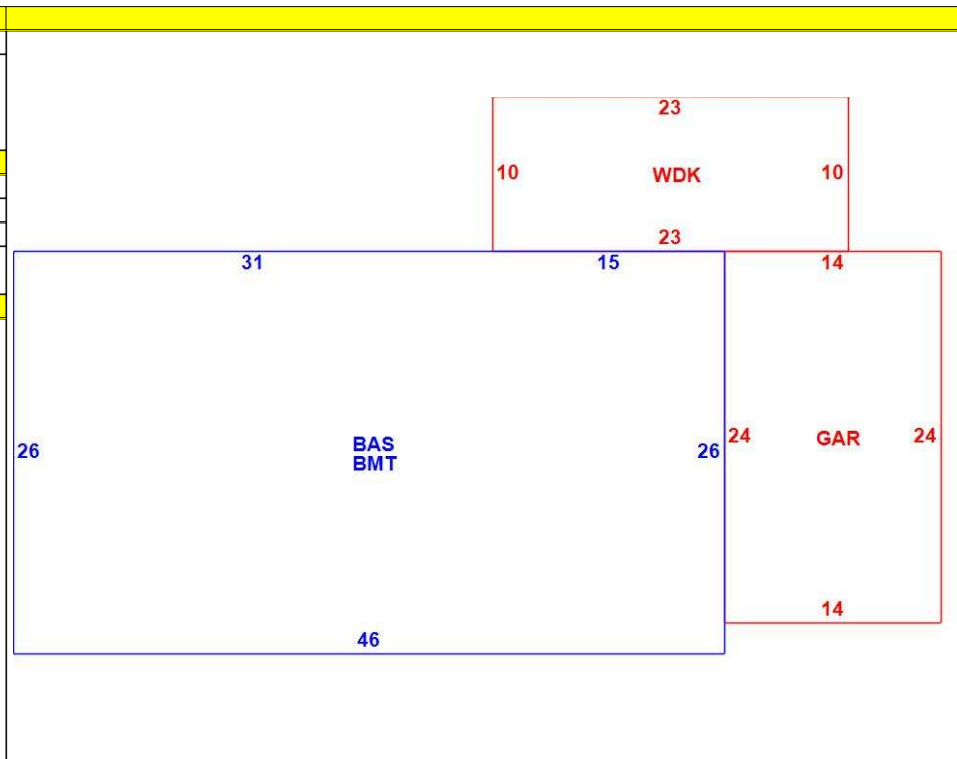
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
16-555	03-14-2016	880	Alt-Int work-Res	14,000		100		Cebinery Replacement	04-23-2020	WD			FR	Field Review	
201300947	02-15-2013	IN	Insulation	2,000	06-30-2013	100	06-30-2013	INSULATE-AIR SEAL-WEATH	01-21-2016	SR	02		03	Cycl Insp Comp	

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	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0104	0.900		1.0000	438,214.8	135,800	
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value					135,800

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	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	20	Typical			
Interior Floor 2					
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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Building Value New		367,914
Year Built		1982
Effective Year Built		2001
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		301,700
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
WDC	Wood Decking	L	230	20.00	1998		58		0.00	3,000
GAR	Attached Gara	B	336	40.00	1999		82		0.00	11,800
BMT	Basement-Unfi	B	1,196	26.01	1999		82		0.00	24,500
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	307.62	367,914
BMT	Basement Area	0	1,196	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDK	Wood Deck	0	230	0	0.00	0
Ttl Gross Liv / Lease Area		1,196	2,958	1,196		367,914

