

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BENOIT, JAMES G & MARY R						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
16 STARBEAM LANE					4	RESIDNTL	1010	533,300	533,300	
HYANNIS MA 02601		SUPPLEMENTAL DATA				RES LAND	1010	142,000	142,000	VISION
Alt Prcl ID		Split Zonin		Plan Ref. 425/32						
#DL 1 LOT 56		#DL 2		Land Ct#						
GIS ID F_980915_2705817		Assoc Pid#								
						Total		675,300	675,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BENOIT, JAMES G & MARY R		35876 48	07-06-2023	Q	I	669,000	00	Year	Code	Assessed	Year	Code	Assessed
PUNCHARD, KAREN C		31225 0042	04-26-2018	U	I	1	1F	2025	1010	533,300	2024	1010	492,500
PUNCHARD, JAMES R & KAREN C		14126 0043	08-09-2001	U	I	297,500	1		1010	142,000	2023	1010	428,900
DACEY, BRIAN T TR		11096 0080	12-03-1997	U	V	1,969,000	1						
COBBLESTONE LANDING INC		9128 0054	04-01-1994	U	V	100	1F						
						Total		675,300	Total		634,500	Total	558,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2025	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

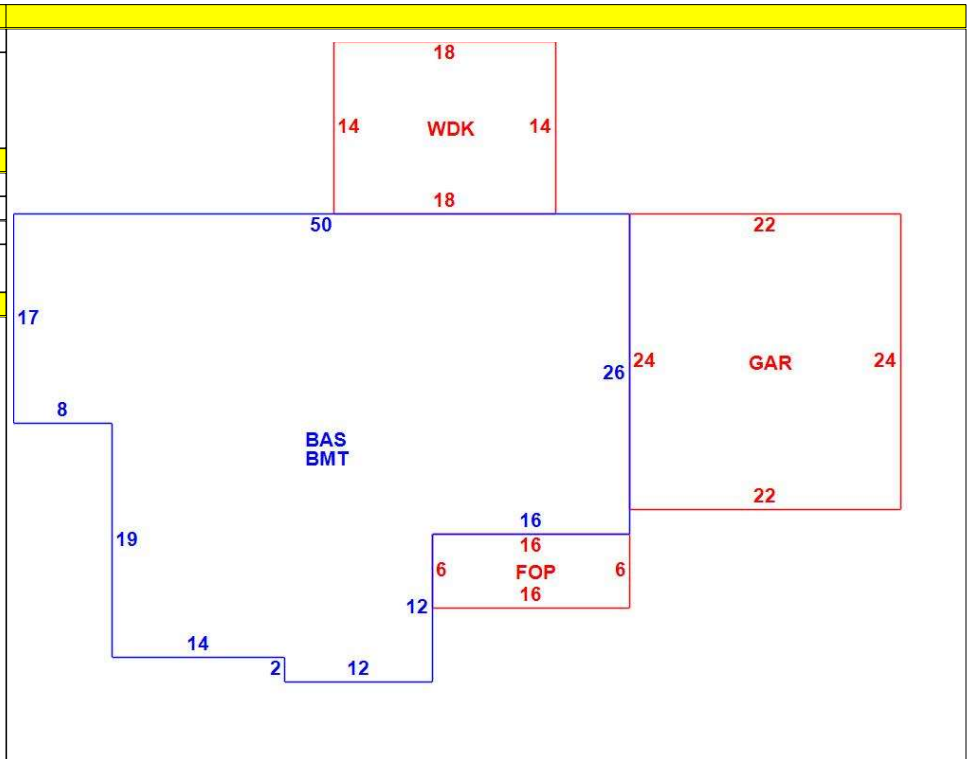
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			435,500
Appraised Xf (B) Value (Bldg)			93,800
Appraised Ob (B) Value (Bldg)			4,000
Appraised Land Value (Bldg)			142,000
Special Land Value			0
Total Appraised Parcel Value			675,300
Valuation Method			C
Total Appraised Parcel Value			675,300

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-24-1	10-01-2024	835		6,952		0		Replacement of patio door. TO	09-11-2024	JO	03		16	In Office Review
16-769	03-29-2016	835	Sid/Wind/Roof/	8,850	06-30-2016	100	06-30-2016	re-roof	06-30-2024	TR	03		16	In Office Review
201501381	03-20-2015	IN	Insulation	2,500	06-30-2015	100	06-30-2016	WEATHERIZATION	04-27-2020	WD			FR	Field Review
51899	02-27-2001	DW	Dwelling	167,000	05-08-2002	100	01-01-2002		12-06-2017	KM	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	RC-	4	0.190 AC	176,344.00	4.23746	1.0000	5	1.00	0105	1.000		1.0000	747,257.7	142,000
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value			142,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	03	Plastered			
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	5	5 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	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New		489,380			
Year Built		2001			
Effective Year Built		2010			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		11			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		89			
RCNLD		435,500			
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	2008		89		0.00	4,500
WDC	Wood Decking	L	252	20.00	2006		74		0.00	4,000
FOP	Open Porch-ro	B	96	55.00	2008		89		0.00	4,800
GAR	Attached Gara	B	528	40.00	2008		89		0.00	17,100
BMT	Basement-Unfi	B	1,512	26.01	2008		89		0.00	31,700
FPLG	Gas Fireplace-	B	1	2500.00			89		0.00	2,200
BFA1	Bsmt Fin-Goo	B	1,156	32.56			89		0.00	33,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,512	1,512	1,512	323.66	489,380
BMT	Basement Area	0	1,512	0	0.00	0
FOP	Open Porch	0	96	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
WDK	Wood Deck	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		1,512	3,900	1,512		489,380

