

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HIGGINS, DEBORAH A & GRAY, LIND PRISCILLA J FRENCH IRREV TR C/O PRISCILLA J FRENCH 53 DAYBREAK LANE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 410,200 149,600	Assessed 410,200 149,600
		4 Gas			4				
		6 Septic							
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 91 #DL 2 GIS ID F_980597_2706520				Plan Ref. 425/32 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 559,800 559,800			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HIGGINS, DEBORAH A & GRAY, LINDA L		35163 039	06-02-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FRENCH, PRISCILLA J		19717 0111	04-13-2005	U	I	1	1A	2025	1010	410,200	2024	1010	406,000	2023	1010	352,900
FRENCH, MAURICE J & PRISCILLA J		14659 0155	01-03-2002	Q	I	289,000	00		1010	149,600			149,600		1010	136,000
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	1B									
Total								559,800	Total		555,600	Total		488,900		

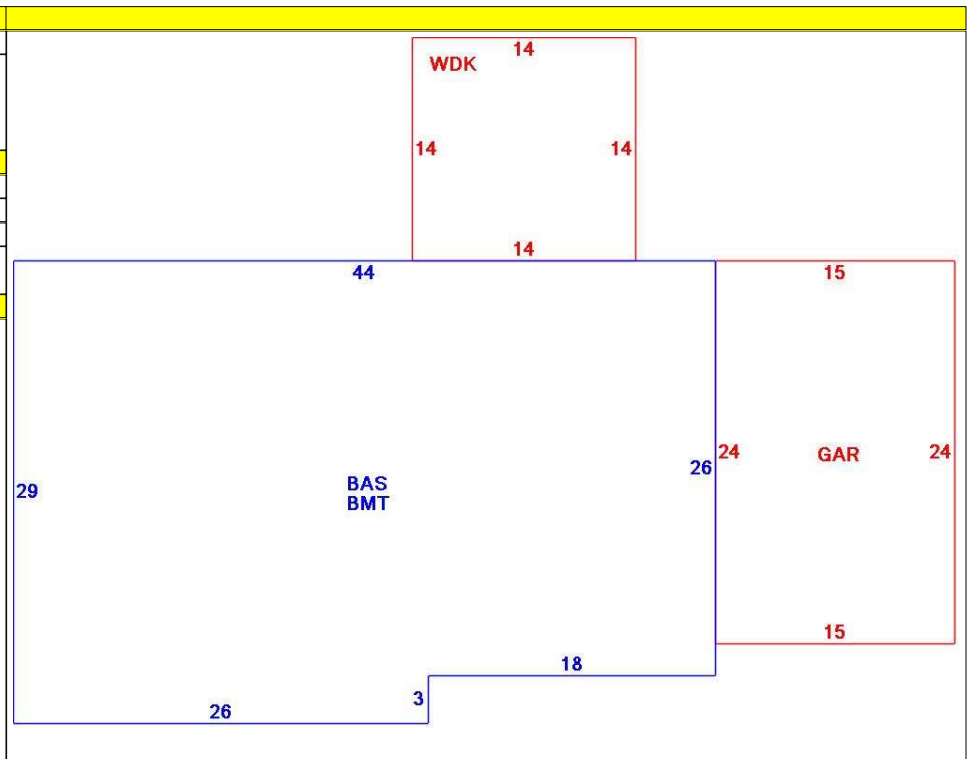
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
2024	N5C	NO RESIDENTIAL EXEMPTION															
Total			0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0107				HYAN					
NOTES				Appraised Bldg. Value (Card)	362,500				
				Appraised Xf (B) Value (Bldg)	44,300				
				Appraised Ob (B) Value (Bldg)	3,400				
				Appraised Land Value (Bldg)	149,600				
				Special Land Value	0				
				Total Appraised Parcel Value	559,800				
				Valuation Method	C				
				Total Appraised Parcel Value	559,800				

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	
201409018	12-26-2014	NR	New Roof	8,000	06-30-2015	100	06-30-2016	RE-ROOFING (STRIPPING O	04-28-2020	WD			FR	Field Review	
30216	09-16-1998	DW	Dwelling	69,850	06-01-1999	100	01-01-2000		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	0.270 AC	176,344.00	3.14262	1.0000	5	1.00	0105	1.000		1.0000	554,178.6	149,600
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			149,600

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					
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	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			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New 411,903		
			Year Built 1999		
			Effective Year Built 2009		
			Depreciation Code A		
			Remodel Rating		
			Year Remodeled		
			Depreciation % 12		
			Functional Obsol 0		
			External Obsol 0		
			Trend Factor 1		
			Condition		
			Condition %		
			Percent Good 88		
			RCNLD 362,500		
			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	2007		88		0.00	4,400
WDC	Wood Decking	L	196	20.00	2005		72		0.00	3,400
GAR	Attached Gara	B	360	40.00	2007		88		0.00	13,200
BMT	Basement-Unfi	B	1,222	26.01	2007		88		0.00	26,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,222	1,222	1,222	337.07	411,903
BMT	Basement Area	0	1,222	0	0.00	0
GAR	Attached Garage	0	360	0	0.00	0
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,222	3,000	1,222		411,903

