

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FALLON, ERIC J								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
5 CASTLEWOOD CIRCLE								RESIDNTL	1010	270,300	270,300	
HYANNIS MA 02601								RES LAND	1010	139,600	139,600	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID				Plan Ref. 194/109								
Split Zonin				Land Ct# 24349-B (SH 3)								
ResExpt Q YES:				Life Estate								
#DL 1 LOT 28A				PP STATU								
#DL 2 LOT 28				Assoc Pid#								
GIS ID F_981716_2707892								Total 409,900 409,900				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FALLON, ERIC J				35829 219	06-08-2023	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
FALLON, ERIC J & KATRINA M				31492 0208	08-27-2018	Q	I	273,000	00	2025	1010	270,300	2024	1010	268,300
LEDUC, THOMAS E				C193907 0	03-29-2011	U	I	140,000	1		1010	139,600		1010	139,600
PERRON, MARILYN M				C175375 0	12-17-2004	U	I	0	1						
MURRAY, EILEEN				#D27017 0	09-10-1980	U	I	0	1						
										Total	409,900	Total	407,900	Total	363,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2020	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

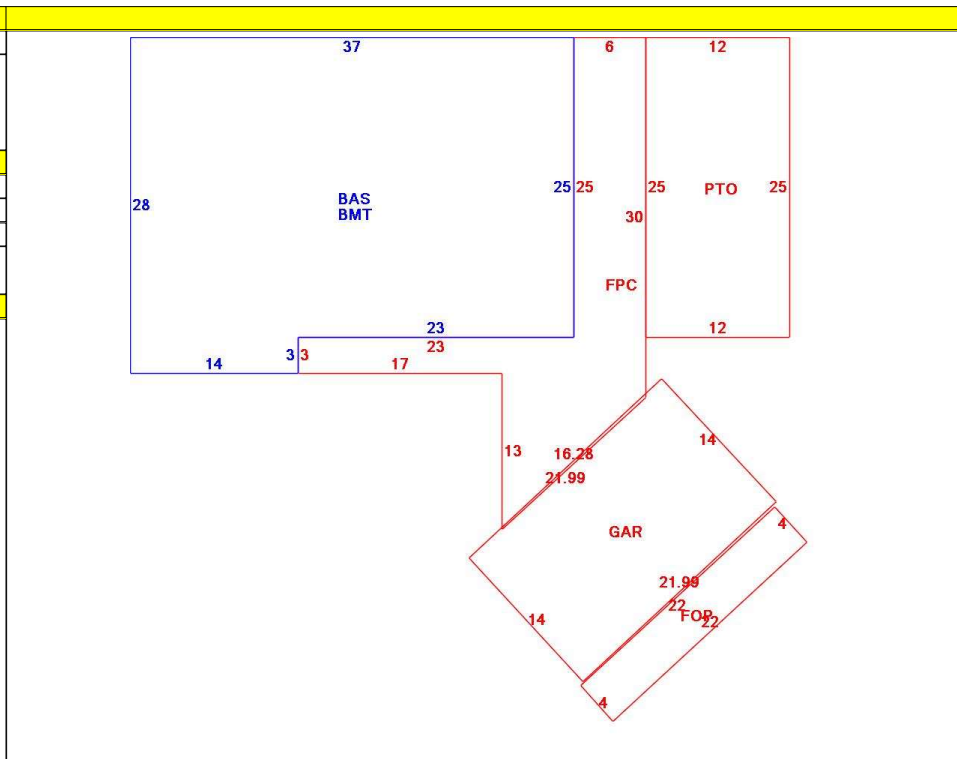
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN			

NOTES				APPRAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	220,800		
				Appraised Xf (B) Value (Bldg)	48,200		
				Appraised Ob (B) Value (Bldg)	1,300		
				Appraised Land Value (Bldg)	139,600		
				Special Land Value	0		
				Total Appraised Parcel Value	409,900		
				Valuation Method	C		
				Total Appraised Parcel Value	409,900		

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-21-3	03-05-2021	835	Sid/Wind/Roof/	5,500		100		Take down of old roof material	04-27-2020	WD			FR	Field Review	
18-4109	12-18-2018	822	Insulation	2,951		100		Weatherization	08-22-2019	JD	03		16	In Office Review	
201101885	04-20-2011	RW	Repair Work	1,000	06-30-2011	100	06-30-2011	REPAIR TERMITE DAMAGE	02-22-2016	SR	02		02	Bldg Permit Completed	
201101884	04-11-2011	RE	Remodel	8,000	06-30-2001	100	06-30-2011	RENO KIT & BTH							

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	0.170 AC	176,344.00	4.65505	1.0000	5	1.00	0105	1.000		1.0000	820,898.9	139,600
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			139,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne   0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		294,391
			Year Built		1965
			Effective Year Built		1992
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		25
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		75
			RCNLD		220,800
			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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		75		0.00	3,800
PAT1	Patio- Average	L	300	5.89	1994		75		0.00	1,300
FOP	Open Porch-ro	B	88	55.00	1990		75		0.00	3,800
GAR	Attached Gara	B	308	40.00	1990		75		0.00	10,200
BMT	Basement-Unfi	B	967	26.01	1990		75		0.00	19,500
FOPC	Open Prch-roo	B	327	55.00	1990		75		0.00	9,400
FPO	Ext FP Openin	B	1	2000.00	1990		75		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	967	967	967	304.44	294,391
BMT	Basement Area	0	967	0	0.00	0
FOP	Open Porch	0	88	0	0.00	0
FPC	Open Porch Conc. Floor	0	327	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	300	0	0.00	0
Ttl Gross Liv / Lease Area		967	2,957	967		294,391

