

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILSON, GARY R, JOAN W & JEFFR		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
WILSON FAMILY TRUST					4	RESIDNTL	1010	513,400	513,400
42 EVENTIDE LANE		SUPPLEMENTAL DATA				RES LAND	1010	149,600	149,600
HYANNIS MA 02601		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 16 #DL 2		Plan Ref. 425/30 Land Ct# #SR Life Estate PP STATU		Total		663,000	663,000
		GIS ID F_980433_2707376		Assoc Pid#					

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WILSON, GARY R, JOAN W & JEFFREY		29213 0314	10-20-2015	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
WILSON, JOAN W & GARY R		27356 0284	05-07-2013	U	I	312,500	1	2025	1010	513,400	2024	1010	485,400		
HORN, ELIZABETH A		26703 0181	09-25-2012	U	I	0	1		1010	149,600		1010	149,600		
HORN, EMANUEL & ELIZABETH A		8063 0065	06-15-1992	Q	I	156,000	U					2023	1010	430,100	
DACEY, BRIAN T TR		7966 0019	04-15-1992	U	V	28,500	L						1010	136,000	
		Total						663,000		Total		635,000		Total	566,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2015	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	465,700
Appraised Xf (B) Value (Bldg)	42,600
Appraised Ob (B) Value (Bldg)	5,100
Appraised Land Value (Bldg)	149,600
Special Land Value	0
Total Appraised Parcel Value	663,000
Valuation Method	C
Total Appraised Parcel Value	663,000

NOTES

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
B34991	04-01-1992	DW	Dwelling	125,000	01-15-1993	100		HY 11/2 S	04-28-2020	WD			FR	Field Review
									12-06-2017	KM	02		03	Cycl Insp Comp
									07-15-2014	TR	03		16	In Office Review
									04-30-2014	JR	03		16	In Office Review

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	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 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	541,560
Year Built	1992
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	465,700
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2004		86		0.00	5,200
WDC	Wood Decking	L	416	20.00	2001		64		0.00	5,100
GAR	Attached Gara	B	364	40.00	2004		86		0.00	13,000
BMT	Basement-Unfi	B	1,108	26.01	2004		86		0.00	24,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,108	1,108	1,108	270.78	300,024
BMT	Basement Area	0	1,108	0	0.00	0
GAR	Attached Garage	0	364	0	0.00	0
TQS	Three Quarter Story	892	1,372	892	176.05	241,536
WDK	Wood Deck	0	416	0	0.00	0
Ttl Gross Liv / Lease Area		2,000	4,368	2,000		541,560

