

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
MCPHERSON, SUSAN S TR MCPHERSON INVESTMENT TRUST 41 HAWTHORNE AVENUE HYANNIS PORT MA 02647		1 Level	2 Public Water	1 Paved	1 Excel View	Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	707,300	707,300	
		6 Septic				RES LAND	1010	4,156,000	4,156,000	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1, LOT A #DL 2 GIS ID F_982431_2692254					Plan Ref. Land Ct# 13297-B, 13410-A #SR Life Estate PP STATU Assoc Pid#		Total		4,863,300	4,863,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCPHERSON, SUSAN S TR	C207699	0	10-21-2015	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed			
MCPHERSON, SUSAN S & WELLS FARG	C199504	0	01-25-2013	U	I	1	1F	2025	1010	707,300	2024	1010	709,900			
MCPHERSON, SUSAN S	D121215	0	01-16-2013	U	I	0	1		1010	4,156,000		1010	4,156,000			
MCPHERSON, JOHN B & SUSAN S	C188288	0	04-07-2009	U	I	1	1A									
MCPHERSON FAMILY LLC	C163478	0	11-23-2001	U	I	1	1B									
Total										4,863,300			4,865,900			4,384,700

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2012	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 639,900			
			Total				0.00		Appraised Xf (B) Value (Bldg) 61,900			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF11			Batch HYAN

NOTES										
Total Appraised Parcel Value								4,863,300		

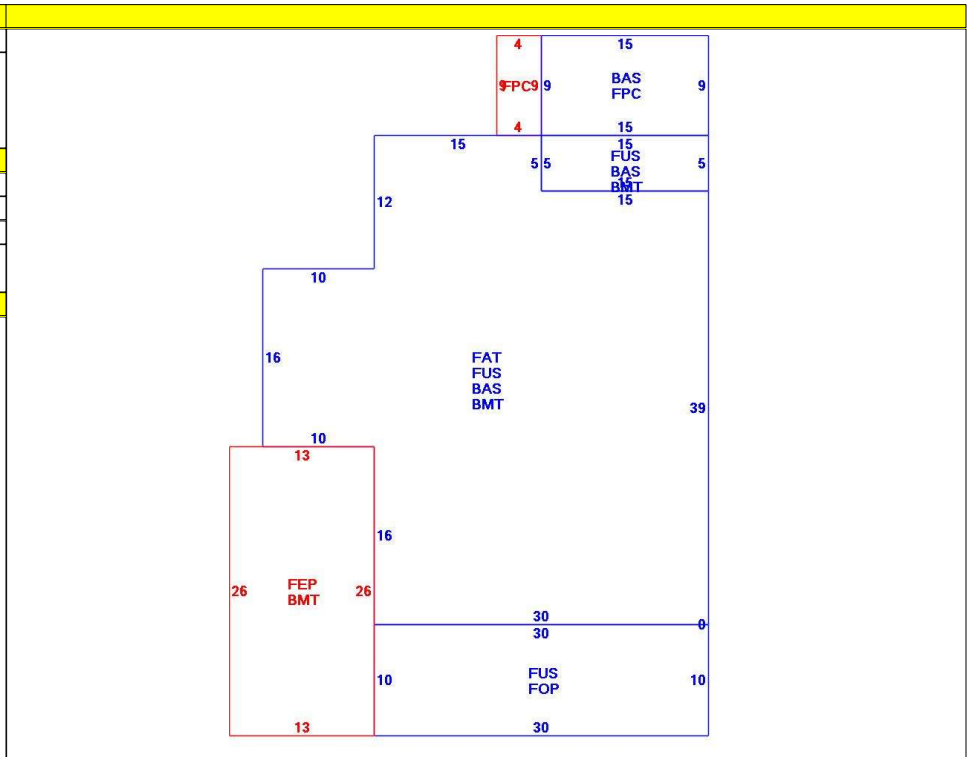
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
20-1355	06-02-2020	835	Sid/Wind/Roof/	15,000		100		Replace sidewall on West face		05-24-2020	WD			FR	Field Review
18-953	04-02-2018	835	Sid/Wind/Roof/	22,100		100		RE-ROOF STRIPPING OLD S		01-30-2018	SR	01		03	Cycl Insp Comp
31110	05-21-1998	NS	New Siding	5,000	06-03-1999	100				10-22-2015	AL	03		16	In Office Review
										01-28-2013	DR	03		16	In Office Review
										03-07-2012	TR	03		16	In Office Review
										03-07-2012	TR	03		16	In Office Review
										04-21-2010	JR	03		15	Abatement 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	RF-1	4	0.400	AC 176,344.00	2.18159	1.0000	5	1.00	WF11	27.000			1.0000	10,387,22
1	1010	Single Fam M-0	RF-1	4	0.470	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND		1.0000	2,375
Total Card Land Units					0.87	AC	Parcel Total Land Area					0.87	Total Land Value			4,156,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2.15	2 Stories w/FA			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	07	7 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	12				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	41	4 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	927,351
Year Built	1906
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	639,900
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
FPL3	Fireplace 2 sto	B	1	7000.00	1979		69		0.00	4,800
FGR3	Garage-Good-	L	854	60.00	1930		6	00	1.00	3,100
BRR	Bsmt Rec Rm-	B	600	8.05	1979		69		0.00	3,300
PAT1	Patio- Average	L	180	5.89	1986		67		0.00	800
FOP	Open Porch-ro	B	300	55.00	1979		69		0.00	8,100
FEP	Enclosed porc	B	338	70.00	1979		69		0.00	12,600
BMT	Basement-Unfi	B	1,818	26.01	1979		69		0.00	28,500
FOPC	Open Prch-roo	B	171	55.00	1979		69		0.00	4,600
FOPD	FOP-CONCR	L	72	31.41	1986		62	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,615	1,615	1,615	257.17	415,328
BMT	Basement Area	0	1,818	0	0.00	0
FAT	Attic, Finished	211	1,405	211	38.62	54,263
FEP	Enclosed Porch	0	338	0	0.00	0
FOP	Open Porch	0	300	0	0.00	0
FPC	Open Porch Conc. Floor	0	171	0	0.00	0
FUS	Upper Story	1,780	1,780	1,780	257.17	457,761
Ttl Gross Liv / Lease Area		3,606	7,427	3,606		927,352

