

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
TYNING, PHILIP A 151 PITCHER'S WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	282,000	282,000	
			6 Septic		4	RES LAND	1010	149,600	149,600	
SUPPLEMENTAL DATA						Total				431,600
Alt Prcl ID		Split Zonin		Plan Ref. 167/133						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1 UNNUM LOT		#DL 2		Life Estate						
GIS ID F_982871_2698086		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
TYNING, PHILIP A	30817	0010	10-10-2017	U	I	1	1F	2025	1010	282,000	2024	1010	280,300	2023	1010	245,600
TYNING, HAROLD W & PHILIP A	29658	0083	05-18-2016	U	I	160,500	1L		1010	149,600			149,600		1010	136,000
FEDERAL NATIONAL MORTGAGE ASSO	28747	0253	03-19-2015	U	I	205,000	1L									
HARLOW, ELIZABETH J	8716	0058	08-15-1993	Q	I	90,600	U									
CASWELL, MARGARET ANN, EXECUTRI	8050	0132	06-03-1992	U	I	0	A									
Total								431,600	Total		429,900	Total		381,600		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				HYAN

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	240,900		
												Appraised Xf (B) Value (Bldg)	33,100		
												Appraised Ob (B) Value (Bldg)	8,000		
												Appraised Land Value (Bldg)	149,600		
												Special Land Value	0		
												Total Appraised Parcel Value	431,600		
												Valuation Method	C		
												Total Appraised Parcel Value	431,600		

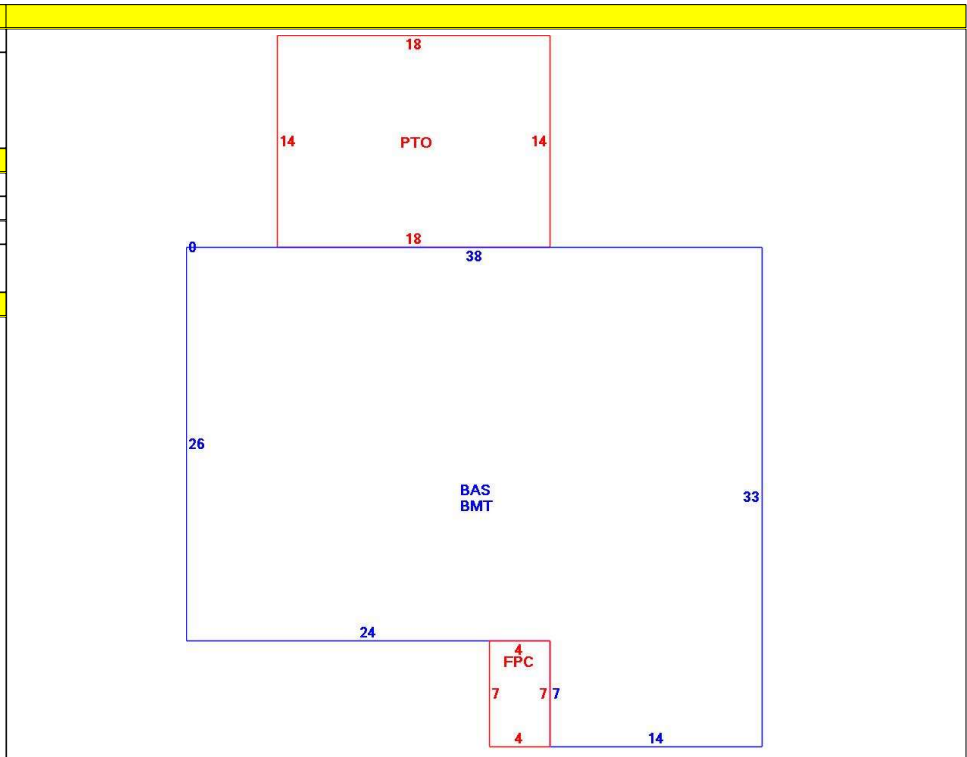
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-3664	10-30-2019	835	Sid/Wind/Roof/	1,000		100		Siding	05-26-2020	WD			FR	Field Review	
18-2125	07-05-2018	835	Sid/Wind/Roof/	1,100		100		re-side	01-22-2015	SR	02		14	Cyclical Inspection	
16-2040	07-18-2016	835	Sid/Wind/Roof/	0		100		re-roof stripping old							

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	RB	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			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 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	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Building Value New		321,239
Year Built		1955
Effective Year Built		1992
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		25
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		75
RCNLD		240,900
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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		75		0.00	3,800
FPO	Ext FP Openin	B	1	2000.00	1990		75		0.00	1,500
BRR	Bsmt Rec Rm-	B	900	8.05	1990		75		0.00	5,400
FGR2	Garage- Avg-	L	264	50.00	1970		46	00	1.00	6,100
PAT1	Patio- Average	L	450	5.89	1992		73		0.00	1,900
FOPC	Open Prch-roo	B	28	55.00	1990		75		0.00	1,400
BMT	Basement-Unfi	B	1,086	26.01	1990		75		0.00	21,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,086	1,086	1,086	295.80	321,239
BMT	Basement Area	0	1,086	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
PTO	Patio	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		1,086	2,452	1,086		321,239

