

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DALZELL, ADRIAN 69 ARBOR WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	326,000	326,000
			6 Septic		4	RES LAND	1010	154,200	154,200
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q YES:		Land Ct# 24740-C					
#DL 1 LOT 28		#DL 2		Life Estate					
GIS ID F_983280_2698079		Assoc Pid#		PP STATU					
						Total			
						480,200			
						480,200			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DALZELL, ADRIAN		C214363	0	10-13-2017	U	I	275,000	1	Year	Code	Assessed	Year	Code	Assessed	
MCCARTY, EDWARD J ESTATE OF		D131425	0	10-04-2016	U	I	0	1A	2025	1010	326,000	2024	1010	323,400	
MCCARTY, EDWARD J		C185098	0	01-25-2008	U	I	1	1A		1010	154,200	2023	1010	282,400	
MCCARTY, EDWARD J & JANICE E		C29572	0	12-03-1962	U		0						1010	140,200	
						Total									
						480,200									
						Total									
						477,600									
						Total									
						422,600									

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2019	5C	RESIDENTIAL EXEMPTION	0.00													
			Total													
			0.00													

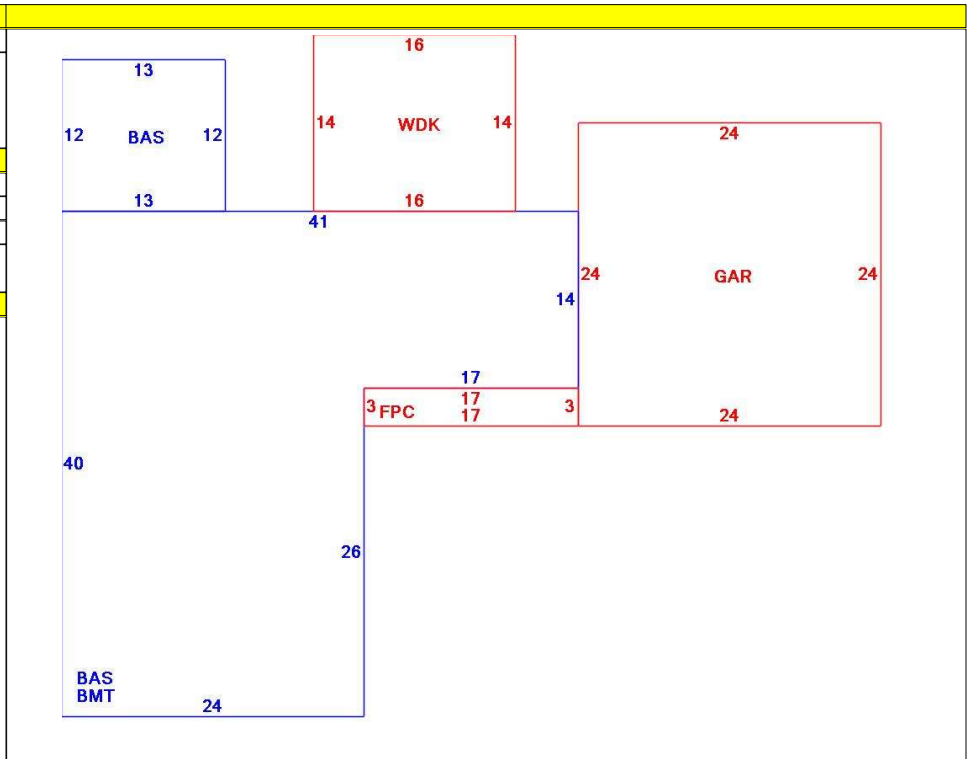
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN			

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	284,100		
												Appraised Xf (B) Value (Bldg)	39,400		
												Appraised Ob (B) Value (Bldg)	2,500		
												Appraised Land Value (Bldg)	154,200		
												Special Land Value	0		
												Total Appraised Parcel Value	480,200		
												Valuation Method	C		
												Total Appraised Parcel Value	480,200		

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
20065373	12-20-2006	NS	New Siding	700	06-30-2007	100	06-30-2007	NS RESIDE	05-26-2020	WD			FR	Field Review
									12-01-2018	TR	03		16	In Office Review
									10-14-2014	SR	01		03	Cycl Insp Comp
									02-12-2002	PT	01		00	Meas/Listed-Interior Acces
									06-15-1988	ML	01		00	Meas/Listed-Interior Acces

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	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0105	1.000		1.0000	376,124.1	154,200	
					Total Card Land Units	0.41	AC	Parcel Total Land Area					0.41				Total Land Value	154,200

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					
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			
CONDO DATA					
Parcel Id		C		Owne	0.0
Adjust Type			B	S	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New					383,954
Year Built					1963
Effective Year Built					1991
Depreciation Code					A
Remodel Rating					
Year Remodeled					
Depreciation %					26
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					
Percent Good					74
RCNLD					284,100
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
WDC	Wood Decking	L	224	20.00	1994		50		0.00	2,500
FOPC	Open Prch-roo	B	51	55.00	1989		74		0.00	2,200
GAR	Attached Gara	B	576	40.00	1989		74		0.00	15,100
BMT	Basement-Unfi	B	1,198	26.01	1989		74		0.00	22,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,354	1,354	1,354	283.57	383,954
BMT	Basement Area	0	1,198	0	0.00	0
FPC	Open Porch Conc. Floor	0	51	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
WDC	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,354	3,403	1,354		383,954

