

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
HAMEL, JOSEPH F  25 SYLVAN DRIVE  HYANNIS MA 02601				1	Level	2	Public Water	1	Paved	1	Lake/Pond Fro	Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	801,200	801,200		
				6	Septic			4		RES LAND	1010	150,000	150,000		
<b>SUPPLEMENTAL DATA</b>															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 3 #DL 2 GIS ID F_983396_2697790						Plan Ref. Land Ct# 24740-8 #SR Life Estate JOSEPH F HAME PP STATU Assoc Pid#						Total 951,200 951,200			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
HAMEL, JOSEPH F				C181817	0	12-13-2006	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HAMEL, JOSEPH F				C181816	0	12-13-2006	U	I	100	1A	2025	1010	801,200	2024	1010	794,200	2023	1010	692,400
HAMEL, ELAINE ANN TR				C179623	0	03-30-2006	U	I	0	1A		1010	150,000		1010	150,000		1010	136,300
HAMEL, JOSEPH F				C174356	0	09-10-2004	U	I	100	1A									
HAMEL, JOSEPH F & PAMELA S				C173969	0	08-04-2004	U	I	100	1A									
Total												951,200	Total	944,200	Total	828,700			

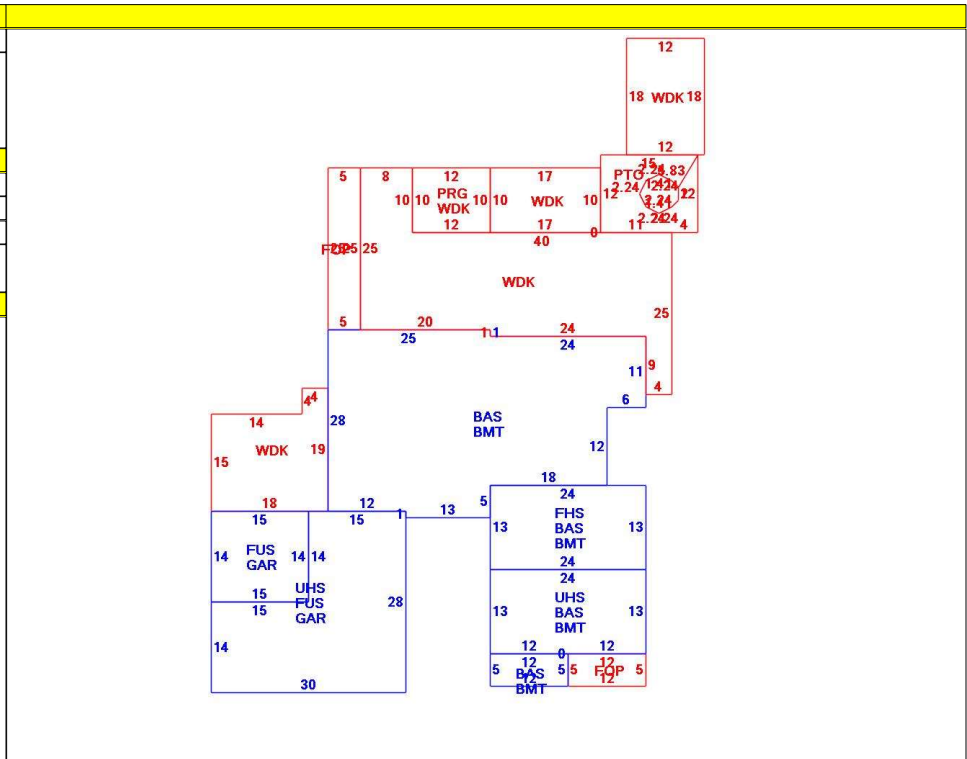
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2017	5C	RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN			
<b>NOTES</b>				Appraised Bldg. Value (Card) 702,000			
				Appraised Xf (B) Value (Bldg) 79,900			
				Appraised Ob (B) Value (Bldg) 19,300			
				Appraised Land Value (Bldg) 150,000			
				Special Land Value 0			
				Total Appraised Parcel Value 951,200			
				Valuation Method C			
				Total Appraised Parcel Value 951,200			

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	
EXPR-21-7	05-07-2021	835	Sid/Wind/Roof/	6,968		100		insulation and air sealing work	07-12-2022	BM	22		22	Change of Address	
87447	10-12-2005	AD	Addition	45,000	12-13-2006	100	06-30-2007		05-26-2020	WD			FR	Field Review	
81737	01-15-2005	WD	Wood Deck	1,500	10-20-2005	100	01-01-2006		02-14-2018	SR	01		03	Cycl Insp Comp	
61154	05-15-2002	AD	Addition	50,000	09-20-2002	100	01-01-2003		10-07-2016	AL	22		22	Change of Address	
									10-07-2016	GC	03		16	In Office Review	
									07-16-2009	DR	03		16	In Office Review	
									06-26-2007	JG	03		52	New Construction	

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	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0105	1.000		1.0000	535,556.7	150,000	
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value					150,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 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	03	Plastered			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	11				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id			C	Owne 0.0	
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		888,591			
Year Built		1965			
Effective Year Built		1997			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		21			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		79			
RCNLD		702,000			
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	1995		79		0.00	4,000
BFA	Bsmt Fin-Avg	B	1,050	17.36	1995		79		0.00	14,400
WDC	Wood Decking	L	1,270	20.00	1998		58		0.00	13,000
PAT2	Patio-Good	L	155	9.94	1998		79		0.00	1,400
GAR	Attached Gara	B	840	40.00	1995		79		0.00	21,300
BMT	Basement-Unfi	B	1,877	26.01	1995		79		0.00	33,500
WDC	Wood Deck w/	L	386	18.00	1998		58		0.00	3,900
FOP	Open Porch-ro	B	185	55.00	1995		79		0.00	6,700
PRG1	Pergola-Avg	L	120	18.00	1998		48	C	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,877	1,877	1,877	281.56	528,481
BMT	Basement Area	0	1,877	0	0.00	0
FHS	Half Story	156	312	156	140.78	43,923
FOP	Open Porch	0	185	0	0.00	0
FUS	Upper Story	840	840	840	281.56	236,507
GAR	Attached Garage	0	840	0	0.00	0
PRG	Pergola	0	120	0	0.00	0
PTO	Patio	0	155	0	0.00	0
UHS	Half Story, Unfinished	0	942	283	84.59	79,680
WDK	Wood Deck	0	1,656	0	0.00	0
Ttl Gross Liv / Lease Area		2,873	8,804	3,156		888,591

