

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
RODERICK, MARY ANN 39 CROOKED POND ROAD HYANNIS MA 02601		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	435,400	435,400		
			2 Public Water		4	RES LAND	1010	133,000	133,000		
SUPPLEMENTAL DATA						Total				568,400	568,400
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 14034-J							
#DL 1 LOT 58		#DL 2		Life Estate							
GIS ID F_985013_2701375				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RODERICK, MARY ANN	C232387	0	03-03-2023	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RODERICK, FRANK W	1476977	0	12-09-2019	U	I	0	1F	2025	1010	435,400	2024	1010	411,700	2023	1010	365,500
RODERICK, FRANK W & MARY ANN	C34120	0	12-09-1964	U	V	0			1010	133,000			133,000		1010	127,700
Total								568,400		Total		544,700		Total		493,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
2023	5C	RESIDENTIAL EXEMPTION	0.00																
Total			0.00																

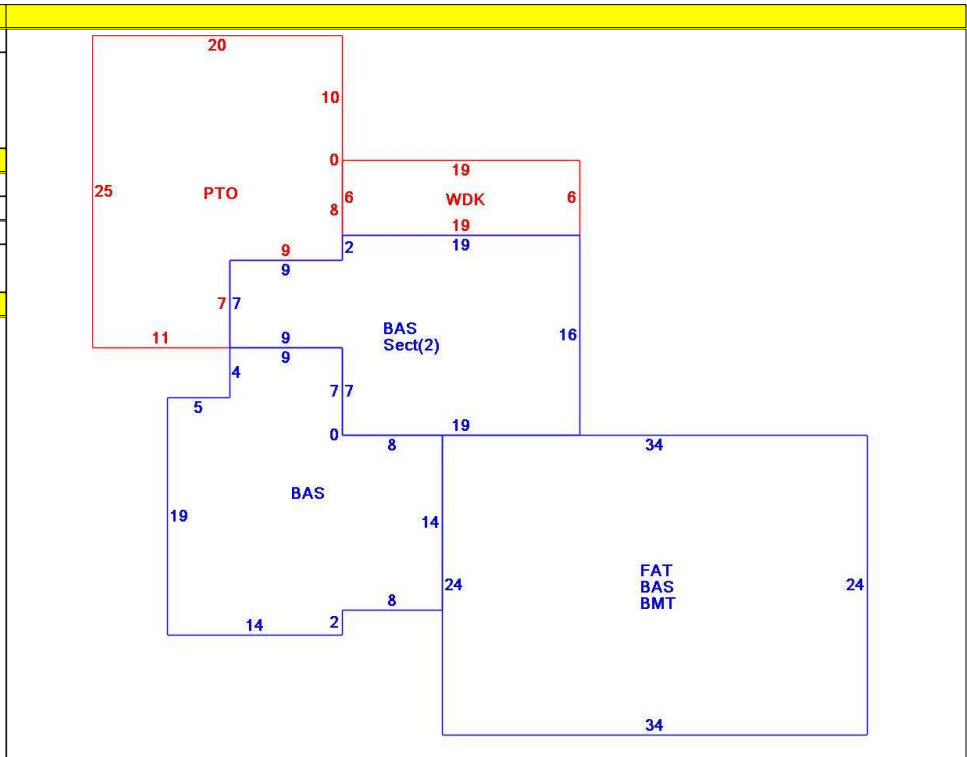
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0104				HYAN	Appraised Bldg. Value (Card)	395,600		
					Appraised Xf (B) Value (Bldg)	24,700		
					Appraised Ob (B) Value (Bldg)	15,100		
					Appraised Land Value (Bldg)	133,000		
					Special Land Value	0		
					Total Appraised Parcel Value	568,400		
					Valuation Method	C		
					Total Appraised Parcel Value	568,400		

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										10-17-2022	JO			16	In Office Review
										05-01-2020	WD			FR	Field Review
										09-18-2017	SR	01		02	Bldg Permit Completed
										07-13-2017	SR	02		13	CALL BACK
										03-26-2014	JR	03		16	In Office Review
										10-01-2003	PT	02		01	Meas/Est
										03-07-2001	SM	01		00	Meas/Listed-Interior Acces

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	02-13-2023	835	Sid/Wind/Roof/	8,000		100		AIR SEALING AND WEATHE		10-17-2022	JO			16	In Office Review
17-927	04-10-2017	809	Deck	1,000	06-30-2017	100	06-30-2017	To Build 6x19 Deck off back of		05-01-2020	WD			FR	Field Review
16-2411	01-10-2017	804	Addn Alt-Res	27,000	09-18-2017	100	06-30-2018	383 sf addition - Family Room		09-18-2017	SR	01		02	Bldg Permit Completed
16-2039	07-18-2016	835	Sid/Wind/Roof/	6,000	06-30-2017	100	06-30-2017	re-roof stripping old		07-13-2017	SR	02		13	CALL BACK
16271	07-03-1996	RE	Remodel	3,900	08-07-1997	100	01-01-1997	ReRoof		03-26-2014	JR	03		16	In Office Review
B33993	10-01-1990	AD	Addition	12,000	01-15-1991	100	12-31-1991	HY ADD'N		10-01-2003	PT	02		01	Meas/Est
										03-07-2001	SM	01		00	Meas/Listed-Interior Acces

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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0104	0.900		1.0000	554,319.7	133,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			133,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.4				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 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	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		479,996
			Year Built		1964
			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		395,600
			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	1995		79		0.00	4,700
BRR	Bsmt Rec Rm-	B	286	8.05	1995		79		0.00	1,800
BMT	Basement-Unfi	B	816	26.01	1995		79		0.00	18,200
WDC	Wood Deck w/	L	114	18.00	2017		96		0.00	3,200
PAT2	Patio-Good	L	437	9.94	2017		96		0.00	4,100
SHED	Shed	L	120	18.00	2019		100		0.00	2,200
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,230	1,230	1,230	279.23	343,453
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	122	816	122	41.75	34,066
PTO	Patio	0	437	0	0.00	0
WDK	Wood Deck	0	114	0	0.00	0
Ttl Gross Liv / Lease Area		1,352	3,413	1,352		377,519



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