

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
FOSTER, TRACYANN A 117 HAMDEN CIRCLE HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed		
		4	Gas							RESIDENTL	1010	304,100	304,100		
		6	Septic					4		RES LAND	1010	133,000	133,000		
SUPPLEMENTAL DATA															
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		14034-M (SH1)							
BID Parcel		ResExpt Q		YES:		Life Estate		PP STATU							
#DL 1		LOT 99													
#DL 2															
GIS ID		F_985045_2700760		Assoc Pid#											
										Total		437,100		437,100	

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
FOSTER, TRACYANN A		C216765	0	07-13-2018		Q	I			310,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WAGNER, PATRICIA		C187170	0	10-20-2008		U	I			141,000		1S		2025	1010	304,100	2024	1010	301,000	2023	1010	258,100
WELLS FARGO BANK NA TR		C186040	0	05-23-2008		U	I			131,000		1L			1010	133,000			133,000		1010	127,700
MARINHO, EZIO F		C176709	0	05-17-2005		Q	I			330,000		00										
TAYLOR, JOHN C JR & MARY ANN		C159101	0	09-20-2000		U	I			1		1A										
										Total		437,100		Total		434,000		Total		385,800		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	273,500
Appraised Xf (B) Value (Bldg)	28,000
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	133,000
Special Land Value	0
Total Appraised Parcel Value	437,100
Valuation Method	C
Total Appraised Parcel Value	437,100

NOTES

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	
19-3924	12-17-2019	839	Solar Panel-Re	9,020	06-30-2020	100	06-30-2020	Installation of roof mounted ph	07-14-2020	CK	02		02	Bldg Permit Completed	
201408694	12-22-2014	RW	Repair Work	60,000	03-31-2015	100	06-30-2015	BASEMENT FIRE REPAIRS	05-01-2020	WD			FR	Field Review	
201101727	04-04-2011	IN	Insulation	6,000	06-30-2011	100	06-30-2011	AIR SEAL-INSULATE	08-09-2019	TR	03		16	In Office Review	
200805482	10-02-2008	SF	Restore to SF	800	10-03-2008	100	06-30-2009	SF REMOV BMT KIT	06-09-2015	RB	03		16	In Office Review	
									04-03-2015	SR	01		03	Cycl Insp Comp	
									01-18-2006	PT	02		49	N/C - Cyclical Insp.	
									03-09-2001	PT	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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0104	0.900		1.0000	554,319.7	133,000

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	12	Hardwood			
Heat Fuel	03	Gas			
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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	325,548
Year Built	1978
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	273,500
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	2002		84		0.00	4,200
BMT	Basement-Unfi	B	1,104	26.01	2002		84		0.00	23,800
WDC	Wood Decking	L	196	20.00	1990		42		0.00	2,000
PAT2	Patio-Good	L	70	9.94	1990		71		0.00	600
SOL1	Solar PV Pane	B	13	860.00	2002		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	294.88	325,548
BMT	Basement Area	0	1,104	0	0.00	0
PTO	Patio	0	70	0	0.00	0
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	2,474	1,104		325,548

