

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | |
|---|--|------------------|-------|-----------------|--------------|-------------|--------------|----------|--|--------------------|------|----------|----------|
| MURPHY, DAVID W & DASIA M 445 FALMOUTH ROAD/RTE 28 HYANNIS MA 02601 | | 1 | Level | 6 | Septic | 2 | Semi-Improve | | | Description | Code | Assessed | Assessed |
| | | | | 4 | Gas | | | | | RESIDNTL | 1010 | 454,000 | 454,000 |
| | | | | 2 | Public Water | | | 4 | | RES LAND | 1010 | 161,300 | 161,300 |
| SUPPLEMENTAL DATA | | | | | | | | | | Total | | 615,300 | 615,300 |
| Alt Prcl ID | | Split Zonin | | Plan Ref. 81/45 | | Land Ct# | | | | | | | |
| BID Parcel | | ResExpt Q | | Life Estate | | PP STATU | | | | | | | |
| #DL 1 | | LOTS A B C D | | Assoc Pid# | | | | | | | | | |
| #DL 2 | | | | | | | | | | | | | |
| GIS ID | | F_982932_2704197 | | | | | | | | | | | |

801
 FY2025
 BARNSTABLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U | | V/I | | SALE PRIC | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
|---------------------------------|--|-------------|------|------------|--|-----|---|-----|--|-----------|----|---------|-------|--------------------------------|-------|----------|---------|------|----------|---------|
| MURPHY, DAVID W & DASIA M | | 28059 | 0034 | 03-31-2014 | | Q | I | | | 255,000 | 00 | | | Year | Code | Assessed | Year | Code | Assessed | |
| MCARTHUR, MARJORIE H ESTATE OF | | 28059 | 0020 | 03-31-2014 | | U | I | | | 0 | 1A | 2025 | 1010 | 454,000 | 2024 | 1010 | 451,400 | 2023 | 1010 | 390,700 |
| MCARTHUR, MARJORIE H | | 24731 | 0096 | 08-05-2010 | | U | I | | | 0 | 1 | | 1010 | 161,300 | | 1010 | 161,300 | | 1010 | 155,000 |
| MCARTHUR, DONALD B & MARJORIE H | | 0994 | 0595 | 01-10-1958 | | U | I | | | 1 | 1 | | | | | | | | | |
| MCARTHUR, DONALD B & MARJORIE H | | 0700 | 0302 | 08-12-1948 | | U | | | | 0 | | | | | | | | | | |
| Total | | | | | | | | | | | | 615,300 | Total | 612,700 | Total | 545,700 | | | | |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| Total | | | 0.00 | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0104 | | | | HYAN |

| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 386,100 |
| Appraised Xf (B) Value (Bldg) | 29,400 |
| Appraised Ob (B) Value (Bldg) | 38,500 |
| Appraised Land Value (Bldg) | 161,300 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 615,300 |
| Valuation Method | C |
| Total Appraised Parcel Value | 615,300 |

| 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 |
| 20-1314 | 06-17-2020 | 882 | Det Gar - Res | 25,000 | 02-10-2021 | 100 | 06-30-2021 | Detached two car garage Unfi | 02-10-2021 | SR | 01 | | 02 | Bldg Permit Completed |
| 201505713 | 09-10-2015 | IN | Insulation | 4,700 | 06-30-2016 | 100 | 06-30-2016 | INSULATION/WEATHERIZATI | 05-04-2020 | WD | | | FR | Field Review |
| | | | | | | | | | 02-26-2001 | SM | 01 | | 00 | Meas/Listed-Interior Acces |
| | | | | | | | | | 09-15-1987 | ME | 02 | | 01 | Meas/Est |

| 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 | 1.000 | AC | 176,344.00 | 1.00000 | 1.0000 | 5 | 1.00 | 0104 | 0.900 | ABUTS ROUTE 28 | 1.0000 | 158,709.6 | |
| 1 | 1010 | Single Fam M-0 | RB | 4 | 0.200 | AC | 14,250.00 | 1.00000 | 1.0000 | 0 | 1.00 | 0104 | 0.900 | | 1.0000 | 12,825 | |
| Total Card Land Units | | | | | 1.20 | AC | Parcel Total Land Area | | | | | 1.20 | Total Land Value | | | | 161,300 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | C+ | Average Plus | | | |
| 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 | 02 | Oil | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 02 | 2 Bedrooms | | | |
| Full Baths | 1 | | | | |
| Half Baths | 1 | | | | |
| 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 | 11 | 1 Full-1 Half | | | |
| | | | CONDO DATA | | |
| | | | Parcel Id | C | Owne 0.0 |
| | | | | | |
| | | | Adjust Type | Code | Description |
| | | | Factor% | | |
| | | | Condo Flr | | |
| | | | Condo Unit | | |
| | | | COST / MARKET VALUATION | | |
| | | | Building Value New | | 501,441 |
| | | | Year Built | | 1950 |
| | | | Effective Year Built | | 1995 |
| | | | Depreciation Code | | VG |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | Depreciation % | | 23 |
| | | | Functional Obsol | | 0 |
| | | | External Obsol | | 0 |
| | | | Trend Factor | | 1 |
| | | | Condition | | |
| | | | Condition % | | |
| | | | Percent Good | | 77 |
| | | | RCNLD | | 386,100 |
| | | | 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 |
| FPL1 | Fireplace 1 sto | B | 1 | 5000.00 | 1993 | | 77 | | 0.00 | 3,900 |
| PAT1 | Patio- Average | L | 384 | 5.89 | 1990 | | 71 | | 0.00 | 1,600 |
| FOPC | Open Prch-roo | B | 318 | 55.00 | 1993 | | 77 | | 0.00 | 9,400 |
| UST | Utility Storage- | B | 36 | 17.11 | 1993 | | 77 | | 0.00 | 500 |
| BMT | Basement-Unfi | B | 656 | 26.01 | 1993 | | 77 | | 0.00 | 15,600 |
| SHED | Shed | L | 112 | 18.00 | 2019 | | 100 | | 0.00 | 2,000 |
| FGR2 | Garage- Avg- | L | 728 | 50.00 | 2020 | | 96 | C | 1.00 | 34,900 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,558 | 1,558 | 1,558 | 321.85 | 501,441 |
| BMT | Basement Area | 0 | 656 | 0 | 0.00 | 0 |
| FPC | Open Porch Conc. Floor | 0 | 318 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 384 | 0 | 0.00 | 0 |
| UST | Utility Enclosure | 0 | 36 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 1,558 | 2,952 | 1,558 | | 501,441 |

