

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
CASTLE INVESTMENT GROUP INC 49 ORR'S AVENUE HYANNIS MA 02601	1	Level	1	All Public	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1040	164,200		164,200
						4	RES LAND	1040	124,500		124,500
SUPPLEMENTAL DATA						Total		288,700	288,700		
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		17786-E			
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU			
#DL 1		LOT 74		Assoc Pid#							
#DL 2											
GIS ID		F_984904_2704203									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CASTLE INVESTMENT GROUP INC	C224146	0	10-23-2020	Q	I	275,563	00	Year	Code	Assessed	Year	Code	Assessed
WINER, ERIC J	C133684	0	05-15-1994	Q	I	53,000	U	2025	1040	164,200	2024	1040	150,100
LEBLANC, HAROLD E ET AL	C120940	0	07-15-1990	U	I	10	B		1040	124,500		1040	124,500
LEBLANC, HAROLD E ET AL	C107776	0	08-15-1986	Q	I	137,500	U						
OREILLY, DANIEL M TR	C103688	0	10-15-1985	U	I	2,400,000	N						
Total								288,700	Total	274,600	Total	260,200	

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	164,200	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	124,500	
					Special Land Value	0	
					Total Appraised Parcel Value	288,700	
					Valuation Method	C	
					Total Appraised Parcel Value	288,700	

NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200800843	02-27-2008	RW	Repair Work	26,900	07-08-2009	100	06-30-2011	INTERIOR	07-22-2020	CK	22		22	Change of Address
									05-04-2020	WD			FR	Field Review
									01-11-2018	KM	02		03	Cycl Insp Comp
									03-16-2011	RB	03		02	Bldg Permit Completed
									07-08-2009	MK	02		52	New Construction
									02-09-2009	JG	03		13	CALL BACK
									09-22-2008	JG	03		09	Permit Entered

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	1040	Two Family	RB	4	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0104	0.900		1.0000	778,153.1	124,500
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			124,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		237,964
Year Built		1945
Effective Year Built		1984
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		31
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		69
RCNLD		164,200
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

24	60	BAS	24
	60		

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,440	1,440	1,440	165.25	237,964	
Ttl Gross Liv / Lease Area		1,440	1,440	1,440		237,964	

