

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
ONEIL, JEFFREY P & BROWN, JILLIA 40 ANGELL ROAD HYANNIS MA 02601				1	Level	2	Public Water	1	Paved			Description RESIDENTL RES LAND		Code	Assessed	Assessed							
						4	Gas							1090	349,300	349,300							
						6	Septic			4				1090	151,900	151,900							
SUPPLEMENTAL DATA																							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 8, 11, EASTERLY POR #DL 2 LOT 9 GIS ID F_987209_2696405								Plan Ref. 63/107 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		501,200		501,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
ONEIL, JEFFREY P & BROWN, JILLIAN BROWN , GERALDINE A BROWN, RONALD E & GERALDINE A				32369	0225	10-10-2019	Q	I	314,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				31180	0296	01-12-2018	U	I	0		1F	2025	1090	349,300	2024	1090	343,800	2023	1090	304,300			
				1309	0803	08-26-1965	U		0				1090	151,900		1090	151,900		1090	138,100			
				Total								Total	501,200	Total		495,700		Total	442,400				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 319,500 Appraised Xf (B) Value (Bldg) 23,800 Appraised Ob (B) Value (Bldg) 6,000 Appraised Land Value (Bldg) 151,900 Special Land Value 0 Total Appraised Parcel Value 501,200 Valuation Method C Total Appraised Parcel Value 501,200								
2022	5C	RESIDENTIAL EXEMPTION																					
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch		NOTES													
0105								HYAN															
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								
20-1039	04-30-2020	834	Sheet Metal	0	07-20-2020	100	06-30-2020	install owner supplied heating /		09-17-2021	LH	03		16	In Office Review								
20-397	03-17-2020	880	Alt-Int work-Res	10,000	07-20-2020	100	06-30-2020	Renovate Kitchen and Bathroo		09-17-2021	LH	03		22	Change of Address								
										07-20-2020	SR	02		02	Bldg Permit Completed								
										05-11-2020	WD			FR	Field Review								
										03-03-2020	SAF			20	Sale Review								
										09-18-2017	SR	02		03	Cycl Insp Comp								
										03-11-2002	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	1090	Multi Hses M-01	RB	4	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0105	1.000			1.0000	446,820.4	151,900					
Total Card Land Units					0.34	AC	Parcel Total Land Area					Total Land Value					151,900						

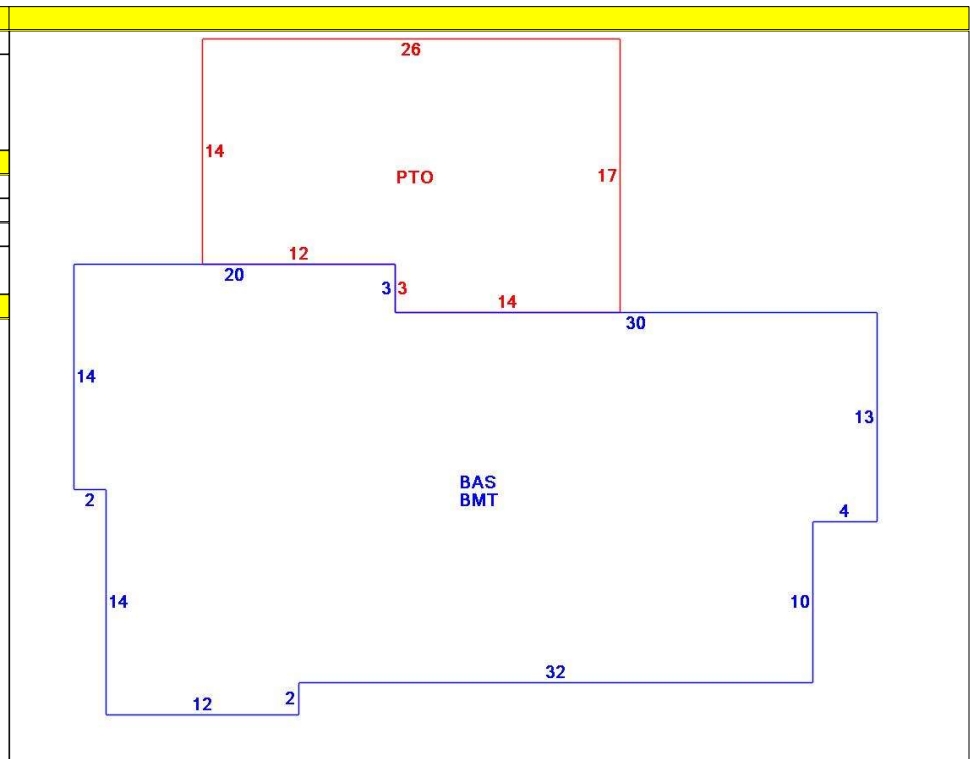
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	361,553
Year Built	1941
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	249,500
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	1979		69		0.00	3,500
FGR2	Garage- Avg-	L	240	50.00	1941		17	00	1.00	2,000
BMT	Basement-Unfi	B	1,170	26.01	1979		69		0.00	20,300
PAT2	Patio-Good	L	406	9.94	2020		100		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,170	1,170	1,170	309.02	361,553	
BMT	Basement Area	0	1,170	0	0.00	0	
PTO	Patio	0	406	0	0.00	0	
Ttl Gross Liv / Lease Area		1,170	2,746	1,170		361,553	



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2	1090	Multi Hses M-01		RB	4	0 SF		0.00	1.00000	1.0000	5	1.00	0105	1.000			0.0000		0	0			
Total Card Land Units						0.00 SF		Parcel Total Land Area						0.34		Total Land Value						0	

State Use 1090
Print Date 12/20/2024 11:08:26