

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION	
MAHAN, JOYCE A TR MAHAN FAMILY TRUST 48 BREAKWATER SHORES DR HYANNIS MA 02601				1	Level	1	All Public	1	Paved	1	Excel View	Description RESIDENTL RES LAND		Code	Assessed	Assessed					
										4				1010	575,000	575,000					
														1010	907,400	907,400					
SUPPLEMENTAL DATA																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 48 #DL 2 GIS ID F_987926_2695091								Plan Ref. 165/111 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		1,482,400		1,482,400					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAHAN, JOYCE A TR MAHAN, JOHN J & JOYCE A TRS MAHAN, JOHN J TR MAHAN, JOHN J & JOYCE A				29232	0014	10-28-2015	U	I	0		1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				25706	0314	09-27-2011	U	I	1		1F										
				11044	0117	11-04-1997	U	I	1		1A										
				2528	0159	06-15-1977	U	0				Total		1,482,400		Total		1,445,900		Total	
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) 531,700 Appraised Xf (B) Value (Bldg) 39,300 Appraised Ob (B) Value (Bldg) 4,000 Appraised Land Value (Bldg) 907,400 Special Land Value 0 Total Appraised Parcel Value 1,482,400 Valuation Method C Total Appraised Parcel Value 1,482,400						
Total					0.00																
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name			B		Tracing			Batch											
0114										HYAN											
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				
B27437	01-01-1985	AD	Addition	15,900	01-15-1986	100	12-31-1986	HY 192SQF				06-14-2022	BM	01		03	Cycl Insp Comp				
												05-11-2020	WD			FR	Field Review				
												09-05-2017	SR	01		03	Cycl Insp Comp				
												08-01-2013	DR	22		22	Change of Address				
												02-13-2012	JR	03		16	In Office Review				
												07-22-2011	TP	03		16	In Office Review				
												03-29-2002	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	1010	Single Fam M-0	RB	4	0.170	AC 176,344.00	4.65505	1.0000	5	1.00	0114	6.500	WETLAND				1.0000	5,335,781	907,100		
1	1010	Single Fam M-0	RB	4	0.120	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000					1.0000	2,375	300		
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value					907,400			

Property Location 173 BREAKWATER SHORES DR
Vision ID 24469 Account # 216279

Map ID 306/ 220/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/20/2024 11:31:49

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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
FPL3	Fireplace 2 sto	B	1	7000.00	1991		76		0.00	5,300
FPO	Ext FP Openin	B	1	2000.00	1991		76		0.00	1,500
BFA	Bsmt Fin-Avg	B	600	17.36	1991		76		0.00	7,900
WDC	Wood Decking	L	264	20.00	1995		52		0.00	2,900
UST	Utility Storage-	B	144	17.11	1991		76		0.00	1,400
BMT	Basement-Unfi	B	1,230	26.01	1991		76		0.00	23,200
PATC	Conc Pavers	L	70	15.46	1992		46		0.00	600
PAT2	Patio-Good	L	90	9.94	1992		46		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,422	1,422	1,422	263.80	375,126
BMT	Basement Area	0	1,230	0	0.00	0
FUS	Upper Story	1,230	1,230	1,230	263.80	324,476
PTO	Patio	0	168	0	0.00	0
UST	Utility Enclosure	0	144	0	0.00	0
WDK	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		2,652	4,458	2,652		699,602

