

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SIMONEAU, JUSTIN  107 OAK NECK ROAD  HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 95,000 147,800	Assessed 95,000 147,800
			4 Gas						
			6 Septic		4				
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1 #DL 2 GIS ID F_987225_2698118				Plan Ref. 352/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 242,800 242,800			

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SIMONEAU, JUSTIN		30727 0308	08-28-2017	U	I	145,000	1L	Year	Code	Assessed	Year	Code	Assessed			
FEDERAL NATIONAL MORTGAGE ASSO		29808 0024	07-20-2016	U	I	162,708	1L	2025	1010	95,000	2024	1010	95,000			
CARBONNEAU, ERIC		14350 0298	10-22-2001	Q	I	54,000	1A		1010	147,800	2023	1010	92,700			
CAPUTI, UMBERTO E		11268 0181	03-09-1998	U	I	1	1A									
BRYANT, HUGO A & BRYANT E & CAPUTI		3469 0238	04-23-1982	Q	I	29,000	00									
Total								242,800		Total		242,800		Total		227,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2019	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
0105			Batch HYAN

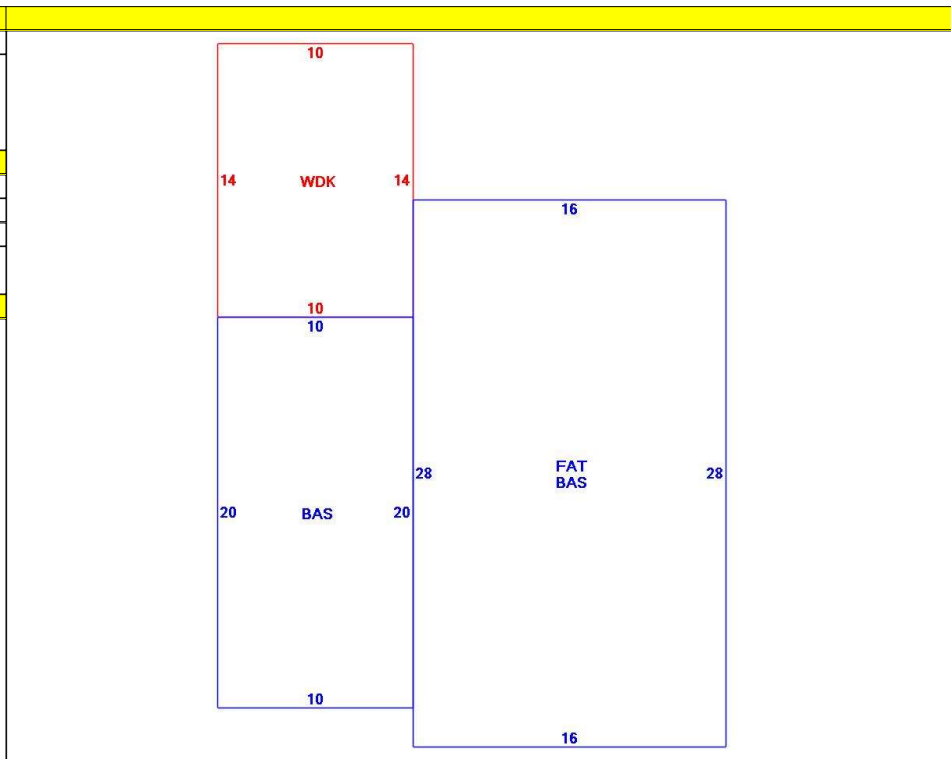
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	93,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	147,800
Special Land Value	0
Total Appraised Parcel Value	242,800
Valuation Method	C
Total Appraised Parcel Value	242,800

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
BLDR-24-13	11-16-2024	880		19,452		0		Bathroom remodel, Demo area	08-16-2018	GC	03		16	In Office Review
EXPR-23-9	01-25-2023	835	Sid/Wind/Roof/	10,000		100		siding	09-21-2017	SR	02		03	Cycl Insp Comp
EXPR-22-1	10-17-2022	835	Sid/Wind/Roof/	7,000		100		roof	03-02-2011	DR	22		22	Change of Address
18-54	01-12-2018	822	Insulation	2,500		100		Dense pack the walls with R-1	03-03-2010	MA	22		22	Change of Address
78890	08-25-2004	NR	New Roof	5,000	02-02-2005	100	01-01-2005		02-02-2005	MF	04		44	Drive by inspection only
B29613	07-01-1986	AD	Addition	1,500	01-15-1988	100	12-31-1998	HY SCREEN	03-14-2002	PT	01		00	Meas/Listed-Interior Acces
									03-15-1988	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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0105	1.000		1.0000	615,916.6	147,800
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			147,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1.15	1 Story w/FAT			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
<b>CONDO DATA</b>					
Parcel Id		C			Ownr 0.0
				B	S
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	Building Value New		135,001
Heat Type	04	Hot Air			
AC Type	01	None	Year Built		1920
Bedrooms	02	2 Bedrooms	Effective Year Built		1984
Full Baths	1		Depreciation Code		A
Half Baths	0		Remodel Rating		
Extra Fixtures			Year Remodeled		
Total Rooms	4	4 Rooms	Depreciation %		31
Bath Style			Functional Obsol		0
Kitchen Style			External Obsol		0
Occupancy			Trend Factor		1
Sewer Occupan			Condition		
Accessory Apt			Condition %		
Foundation Alt	01	Poured Conc.	Percent Good		69
Rms Prts			RCNLD		93,200
Bath Split	10	1 Full-0 Half	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
WDC	Wood Decking	L	140	20.00	1992		46		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	648	648	648	188.81	122,351
FAT	Attic, Finished	67	448	67	28.24	12,650
WDK	Wood Deck	0	140	0	0.00	0
Ttl Gross Liv / Lease Area		715	1,236	715		135,001

