

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
BOURGEOIS, RONALD D JR 2 LYNXHOLM COURT HYANNIS MA 02601				1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed	
				4	Gas					RESIDNTL	1090	145,100	145,100			
				6	Septic			4		RES LAND	1090	132,700	132,700			
SUPPLEMENTAL DATA												Total		277,800	277,800	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_987075_2698753				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#												

RECORD OF OWNERSHIP							BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	V	Year	Code	Assessed								
BOURGEOIS, RONALD D JR		35794	129		05-19-2023	U	I	275,000	1		2025	1090	145,100								
CROSTON, WILLIAM W HEIRS OF		35733	90		06-18-2021	U	I	0	1F		2024	1090	145,100								
CROSTON, WILLIAM W		19817	0250		05-12-2005	Q	I	265,000	00		2023	1090	132,700								
MUELLER, MARK		19801	0042		05-06-2005	U	I	1	1F												
MUELLER, MARK		13466	0072		01-03-2001	Q	I	136,500	00												
Total													277,800	Total	277,800	Total	262,700				

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																

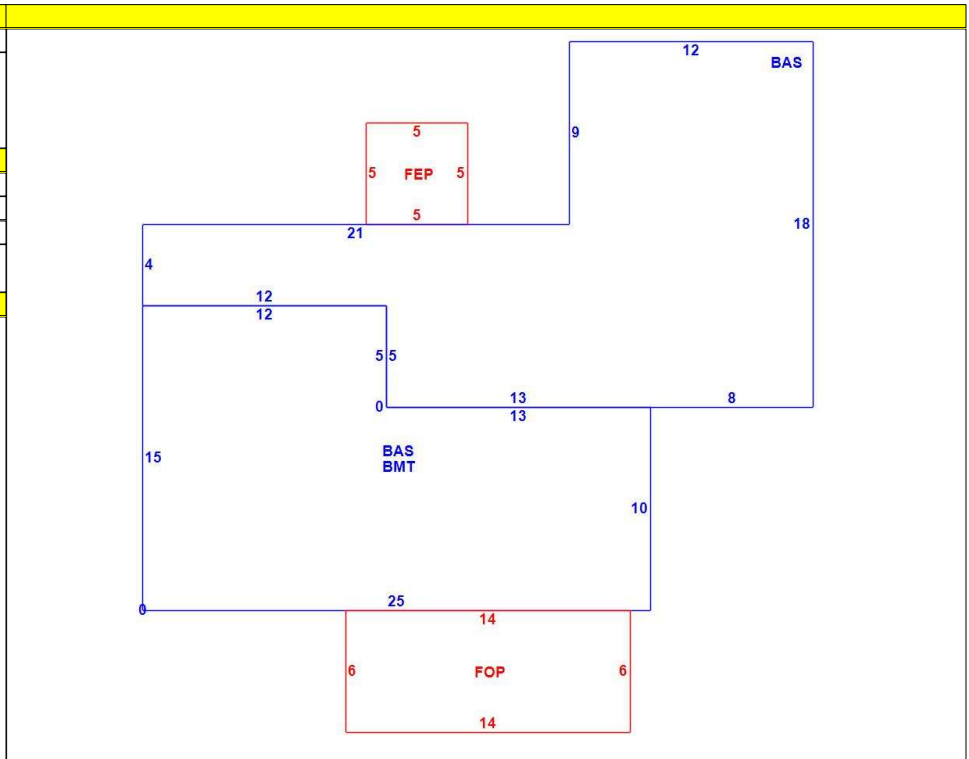
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0105				HYAN							

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	129,200		
												Appraised Xf (B) Value (Bldg)	14,500		
												Appraised Ob (B) Value (Bldg)	1,400		
												Appraised Land Value (Bldg)	132,700		
												Special Land Value	0		
												Total Appraised Parcel Value	277,800		
												Valuation Method	C		
												Total Appraised Parcel Value	277,800		

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
EXPR-23-11	08-21-2023	835	Sid/Wind/Roof/	5,183		100		Install R-38 fg and R-42 cellul		07-30-2024	AG	03		16	In Office Review
201408680	12-15-2014	IN	Insulation	400	06-30-2015	100	06-30-2016	12" LAYER OF R-42 TO 230 S		05-06-2020	WD			FR	Field Review
										09-21-2017	SR	02		03	Cycl Insp Comp
										03-12-2013	TR	03		16	In Office Review
										01-24-2006	PT	02		49	N/C - Cyclical Insp.
										03-14-2002	PT	01		00	Meas/Listed-Interior Acces
										03-14-2002	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	0.120	AC	176,344.00	6.27199	1.0000	5	1.00	0105	1.000		1.0000	1,106,029	132,700
Total Card Land Units					0.12	AC	Parcel Total Land Area					0.12	Total Land Value				132,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	D+	Below 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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			
			CONDO DATA		
			Parcel Id		C
			Owne 0.0		
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		119,085
			Year Built		1940
			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		82,200
			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
FOP	Open Porch-ro	B	84	55.00	1979		69		0.00	3,400
BMT	Basement-Unfi	B	310	26.01	1979		69		0.00	8,700
FEP	Enclosed porc	B	25	70.00	1979		69		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	655	655	655	181.81	119,085
BMT	Basement Area	0	310	0	0.00	0
FEP	Enclosed Porch	0	25	0	0.00	0
FOP	Open Porch	0	84	0	0.00	0
Ttl Gross Liv / Lease Area		655	1,074	655		119,085



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BOURGEOIS, RONALD D JR 2 LYNXHOLM COURT HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1090	145,100	145,100	
			6 Septic		4	RES LAND	1090	132,700	132,700	
SUPPLEMENTAL DATA						Total		277,800	277,800	
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1				#SR						
#DL 2				Life Estate						
GIS ID F_987075_2698753				PP STATU						
				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BOURGEOIS, RONALD D JR		35794 129	05-19-2023	U	I	275,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CROSTON, WILLIAM W HEIRS OF		35733 90	06-18-2021	U	I	0	1F	2025	1090	145,100	2024	1090	145,100	2023	1090	142,000	
CROSTON, WILLIAM W		19817 0250	05-12-2005	Q	I	265,000	00		1090	132,700		1090	132,700		1090	120,700	
MUELLER, MARK		19801 0042	05-06-2005	U	I	1	1F										
MUELLER, MARK		13466 0072	01-03-2001	Q	I	136,500	00										
Total								277,800		Total		277,800		Total		262,700	

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													
0105				HYAN													

NOTES													APPRAISED VALUE SUMMARY					
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													Appraised Xf (B) Value (Bldg)					14,500
													Appraised Ob (B) Value (Bldg)					1,400
													Appraised Land Value (Bldg)					132,700
													Special Land Value					0
													Total Appraised Parcel Value					277,800
													Valuation Method					C
													Total Appraised Parcel Value					277,800

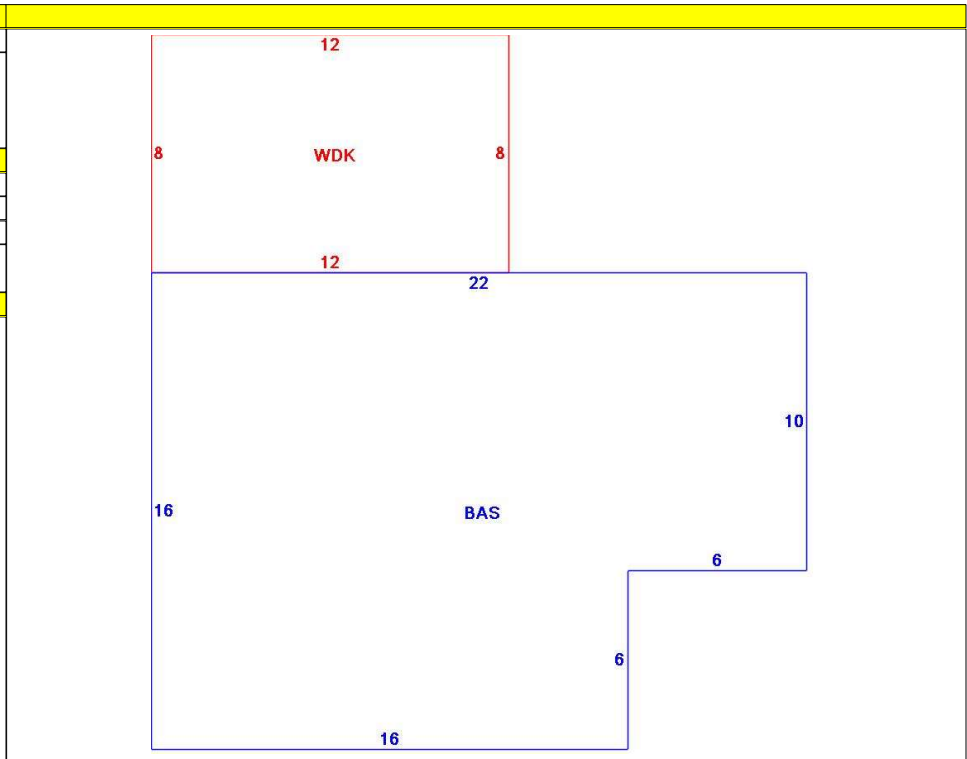
BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		

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	
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					0.12	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	D+	Below Average			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	2	2 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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	68,125
Year Built	1940
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	47,000
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 Deck w/	L	96	18.00	1992		46		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	316	316	316	215.59	68,125
WDC	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		316	412	316		68,125

