

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RODERICK, STEPHEN A 275 BEARSES WAY		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	332,900	332,900
HYANNIS MA 02601		SUPPLEMENTAL DATA				RES LAND	1010	132,000	132,000
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 37 #DL 2 GIS ID F_985554_2702932		Plan Ref. Land Ct# 17201-M #SR Life Estate PP STATU Assoc Pid#		Total		464,900	464,900

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
RODERICK, STEPHEN A		C236568	0	07-22-2024	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
RODERICK, STEPHEN A & MILDRED E		C154729	0	09-13-1999	U	I	1	1A	2025	1010	332,900	2024	1010	314,300
MCCORMACK, MILDRED E		C154728	0	09-13-1999	U	I	0	1		1010	132,000	2023	1010	280,700
MCCORMACK, RICHARD J & MILDRED E		C84419	0	01-28-1981	U		0		Total		464,900	Total		446,300
		Total		Total		407,400		Total		407,400		Total		407,400

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	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
0104			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	310,800
Appraised Xf (B) Value (Bldg)	18,000
Appraised Ob (B) Value (Bldg)	4,100
Appraised Land Value (Bldg)	132,000
Special Land Value	0
Total Appraised Parcel Value	464,900
Valuation Method	C
Total Appraised Parcel Value	464,900

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
EXPR-21-3	03-03-2021	835	Sid/Wind/Roof/	22,939		100		Strip 15 square of existing woo	05-05-2020	WD			FR	Field Review
20-712	03-05-2020	822	Insulation	3,300		100		Add R-38 fiberglass, R-44 cell	08-13-2019	SR	02		13	CALL BACK
18-2256	08-08-2018	833	Shd-Res-under	0	07-09-2019	100	06-30-2019	10x10 Shed	11-13-2017	KM	01		03	Cycl Insp Comp
17-1033	04-19-2017	835	Sid/Wind/Roof/	6,000	06-30-2017	100	06-30-2017	Reroof (stripping Old Shingles)	02-21-2014	JR	03		16	In Office Review
B30863	06-01-1987	AD	Addition	3,000	01-15-1988	100	06-30-1988	HY DORMER	05-08-2003	PT	02		01	Meas/Est
									03-21-2001	SM	01		00	Meas/Listed-Interior Acces
									08-15-1987	ML	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	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0104	0.900		1.0000	573,893.9	132,000

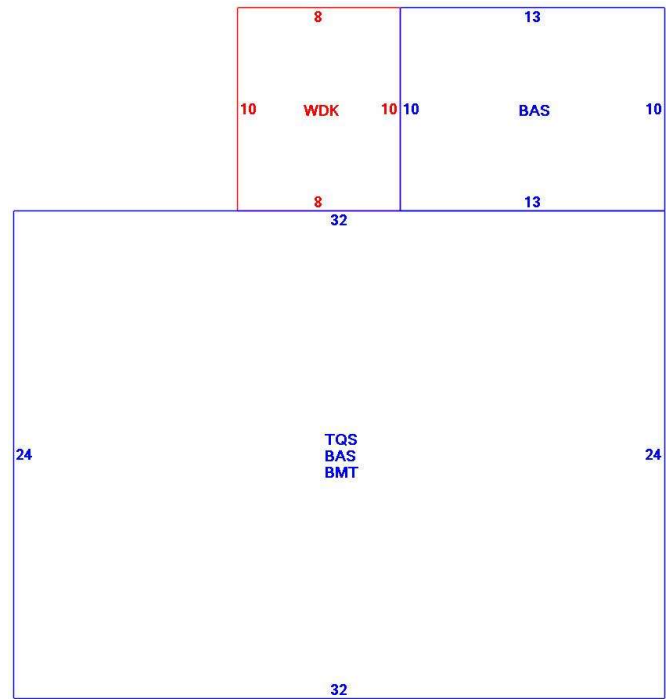
Total Card Land Units 0.23 AC Parcel Total Land Area 0.23

Total Land Value 132,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	06	Vertical Sidin			
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	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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	383,700
Year Built	1981
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	310,800
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	80	20.00	1998		58		0.00	2,000
BMT	Basement-Unfi	B	768	26.01	1998		81		0.00	18,000
SHED	Shed	L	120	18.00	2017		96		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	898	898	898	274.66	246,645
BMT	Basement Area	0	768	0	0.00	0
TQS	Three Quarter Story	499	768	499	178.46	137,055
WDK	Wood Deck	0	80	0	0.00	0
Ttl Gross Liv / Lease Area		1,397	2,514	1,397		383,700

