

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TIBBETTS, DEREK			1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
40 DAISY HILL ROAD							RESIDENTL	1010	366,500	366,500		
HYANNIS MA 02601							RES LAND	1010	237,200	237,200		
SUPPLEMENTAL DATA							Total					
Alt Prcl ID			Plan Ref.									
Split Zonin			Land Ct# 7615-W									
BID Parcel			#SR									
ResExpt Q			Life Estate									
#DL 1 LOT 173 & 175			PP STATU									
#DL 2			Assoc Pid#									
GIS ID F_990149_2698999												

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TIBBETTS, DEREK	C231620	0	11-22-2022	Q	I	650,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LECKO, JANUSZ	C211911	0	01-23-2017	U	I	325,000	1	2025	1010	366,500	2024	1010	342,600	2023	1010	219,300
WALKER, JAMES M	C153034	0	05-07-1999	Q	I	179,000	00		1010	237,200		1010	237,200		1010	234,700
LATINO, SILVIO P & CLAIRE A	C70107	0	04-01-1977	U		0		Total		603,700	Total		579,800	Total		454,000

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										
0110				HYAN										
NOTES														
Total Appraised Parcel Value										603,700				

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-23-73	07-10-2023	880	Alt-Int work-Res	100,000	05-06-2024	100	06-30-2024	remove and replace kitchen c	05-06-2024	SR	02		03	Cycl Insp Comp	
18-2156	08-01-2018	822	Insulation	3,800	06-30-2019	100	06-30-2019	528 Sq Ft R-49 Cellulose to att	05-10-2023	TR	02		20	Sale Review	
17-1519	05-17-2017	835	Sid/Wind/Roof/	2,500	06-30-2017	100	06-30-2017	reroof (stripping old shingles)	05-12-2020	WD			FR	Field Review	
B35236	07-01-1992	WD	Wood Deck	8,000	01-15-1994	100	12-31-1994	HY DECK	09-01-2017	SR	02		03	Cycl Insp Comp	
B19574	09-01-1977	DW	Dwelling	0	01-15-1979	100	12-31-1979	HY DWELL							

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	0108	1.700		1.0000	1,395,515	237,200
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value				237,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	Log House			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	09	Logs			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	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	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		369,905
			Year Built		1974
			Effective Year Built		2002
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		17
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		83
			RCNLD		307,000
			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
FPL2	Fireplace 1.5 s	B	1	6000.00			83		0.00	5,000
WDC	Wood Decking	L	310	20.00	2010		82		0.00	5,100
FOP	Open Porch-ro	B	272	55.00			83		0.00	9,100
FEP	Enclosed porc	B	44	70.00			83		0.00	4,100
BMT	Basement-Unfi	B	816	26.01			83		0.00	19,100
BFA1	Bsmt Fin-Goo	B	582	32.56			83		0.00	15,700
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	226.38	249,924
BMT	Basement Area	0	816	0	0.00	0
FEP	Enclosed Porch	0	44	0	0.00	0
FOP	Open Porch	0	272	0	0.00	0
TQS	Three Quarter Story	530	816	530	147.04	119,981
WDK	Wood Deck	0	310	0	0.00	0
Ttl Gross Liv / Lease Area		1,634	3,362	1,634		369,905

