

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GAUVIN, ROLAND J							Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
155 OLD YARMOUTH ROAD							RESIDNTL	0101	94,825	94,825	
HYANNIS MA 02601						4	RES LAND	0101	54,400	54,400	
SUPPLEMENTAL DATA							COMMERC.	031J	284,475	284,475	
Alt Prcl ID			Split Zonin			Plan Ref. 267/62	COM LAND	031J	163,200	163,200	
#DL 1 LOT 1A			#DL 2			Land Ct#					VISION
GIS ID F_991983_2705272			Assoc Pid#								
							Total		596,900	596,900	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GAUVIN, ROLAND J							28320	0236	08-12-2014	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GAUVIN, ROLAND J & MELISSA B							10248	0268	06-12-1996	Q	I	150,000	00	2025	0101	94,825	2024	0101	93,400	2023	0101	93,400
FENNER, ROBERT S & DONNA							2835	0155	12-06-1978	U		0			0101	54,400		0101	54,400		0101	54,400
														031J	284,475		031J	280,200		031J	280,200	
														031J	163,200		031J	163,200		031J	163,200	
													Total		596,900	Total		591,200	Total		591,200	

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI09				HYAN			

NOTES												VISIT / CHANGE HISTORY					
--ALL CAPE WELDING-- APT UP												Date	Id	Type	Is	Cd	Purpost/Result
												05-06-2020	GM	04		FR	Field Review
												03-09-2020	CK	22		22	Change of Address
												06-25-2019	SR	01		03	Cycl Insp Comp
												06-20-2011	JR	02		03	Cycl Insp Comp
												Total Appraised Parcel Value				596,900	

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	
43245	12-27-1999	RE	Remodel	5,000	01-01-2000	100		APART TO CODE			05-06-2020	GM	04		FR	Field Review	
B24887	03-01-1983	AD	Addition	0	01-15-1984	100		HY ADD'N			03-09-2020	CK	22		22	Change of Address	
												06-25-2019	SR	01		03	Cycl Insp Comp
												06-20-2011	JR	02		03	Cycl Insp Comp

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	031J	MU JOB SHOP(B	4	Hyannis	0.480	AC	330,000.00	1.37373	C	1.00	CI09	1.000		0	453,321	217,600
Total Card Land Units						0.48	AC	Parcel Total Land Area: 0.48				Total Land Value			217,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	250	Job Shop(s)			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	031J	MU JOB SHOP(S)			
Total Rooms					
Bedrooms	02				
Full Bathrooms	1				
Bath Split	11	1 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	20.00				
1st Floor Use:	031L				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031J	MU JOB SHOP(S)	75
0101	Single Fam M-01	25
		0

COST / MARKET VALUATION	
RCN	487,872
Year Built	1976
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	365,900
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	14,000	3.00	1985		32		0.00	13,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	640	640	864	100.17	64,110	
APT	Apartment	1,040	1,040	1,560	111.30	115,754	
BAS	First Floor	4,000	4,000	4,000	74.20	296,804	
CAN	Canopy	0	48	5	7.73	371	
FPC	Open Porch Conc. Floor	0	160	24	11.13	1,781	
UST	Utility Enclosure	0	600	90	11.13	6,678	
WDK	Wood Deck	0	640	32	3.71	2,374	
Ttl Gross Liv / Lease Area		5,680	7,128	6,575		487,872	

