



Property Information

Request Information

Update Information

File#: BF-X01719-3142348764
Owner: Melissa Kraus
Address 1: 77 BARNHILL RD
Address 2:
City, State Zip: BARNSTABLE, MA

Requested Date: 07/29/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS

Per Town of Barnstable Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Barnstable
Payable: 200 Main Street Hyannis MA 02601
Business# 508-862-4038

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS

Per Town of Barnstable Building Department There are Open & Expired Permits On this Property. Please refer the attached document for more information.

Collector: Town of Barnstable
Payable: 200 Main Street Hyannis MA 02601
Business# 508-862-4038

SPECIAL ASSESSMENTS

Per Town of Barnstable Tax Collector Department there are no Special Assessments/liens on the property.

Collector: Town of Barnstable
Payable: 367 Main St, Hyannis, MA 02601
Business# 508-862-4054

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION

NO

UTILITIES

WATER AND SEWER
THE HOUSE IS ON A COMMUNITY WATER & SEWER. ALL HOUSES GO TO A SHARED WELL & SEPTIC SYSTEM.

GARBAGE
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Welcome to The Town of Barnstable!

519
Shares

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Property Display

Printable Property Record Card

(<https://townofbarnstable.us/PropertyRecordCards/2024/6126.pdf>)



(<https://townofbarnstable.us/PropertyRecordCards/2024/6126.pdf>)

GIS MAPS (<https://gis.townofbarnstable.us/Html5Viewer/Index.html?viewer=propertymaps&run=FindParcel&propertyID=108018&mapparback=108018' target=>)

(<https://gis.townofbarnstable.us/Html5Viewer/Index.html?viewer=propertymaps&run=FindParcel&propertyID=108018&mapparback=108018' target=>)



(<https://gis.townofbarnstable.us/Html5Viewer/Index.html?viewer=propertymaps&run=FindParcel&propertyID=108018&mapparback=108018' target=>)

(<https://gis.townofbarnstable.us/Html5Viewer/Index.html?viewer=propertymaps&run=FindParcel&propertyID=108018&mapparback=108018' target=>)

108 / 018/ - Use Code: 1010 **Owner Information** ▼

Map/Block/Lot: 108 / 018/

Property Address

77 BARNHILL ROAD

Village: West Barnstable

Town Sewer At Address: No

CWMP Sewer Expansion: None planned at this time
(subject to change with final engineering design)

Road Type: Town

GIS Zoning Value: RF

Owner Name as of 1/1/24:

KRAUS MCCARTHY, MELISSA

77 BARNHILL RD

WEST BARNSTABLE, MA. 02668

Current Owner Name

Current Co-Owner Name

Assessed Values



	Appraised Value	Assessed Value
Building Value	\$ 451,900	\$ 451,900
Extra Features	\$ 53,300	\$ 53,300
Outbuildings	\$ 4,000	\$ 4,000
Land Value	\$ 199,600	\$ 199,600
Totals	\$ 708,800	\$ 708,800

Past Comparisons

- 2023 - \$ 649,200
- 2022 - \$ 520,400
- 2021 - \$ 469,000
- 2020 - \$ 459,000
- 2019 - \$ 427,200
- 2018 - \$ 401,200
- 2017 - \$ 389,700
- 2016 - \$ 386,800
- 2015 - \$ 382,900



Tax Information



Sales History



Photos



Sketches



Construction Details



Outbuildings and Extra Features



[Town of Barnstable \(/index.asp\)](/index.asp)

Town Records Access Officer

Ann Quirk

[Public Records Request Form \(/Departments/TownClerk/pageview.asp?file=Office_Information/Public-](/Departments/TownClerk/pageview.asp?file=Office_Information/Public-)

[Records-Request.html&title=Public%20Records%20Request&exp=Office_Information](#)

P 508-862-4044

F 508-790-6326

Contact

Town Hall

367 Main Street

Hyannis MA 02601

508-862-4956

M-F 8:30 a.m. to 4:30 p.m.

Email Us (<https://tobweb.town.barnstable.ma.us/townmeganet/telephone-directory.aspx>)

Social Media

 Facebook (<https://www.facebook.com/townofbarnstable/?fref=ts>)

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Quick Links

[Departments \(/Departments.asp\)](#)

[Boards and Committees \(/BoardsCommittees.asp\)](#)

[Calendar \(/calendar.asp\)](#)

[Property Look up \(/Departments/Assessing/Property_Values/Property-Look-Up.asp\)](#)

[Employment \(/Departments/HumanResources/pageview.asp?file=Employment/Barnstable-Employment-Opportunities.html&title=Barnstable%20Employment%20Opportunities&exp=Employment\)](#)

[Contact Us \(https://tobweb.town.barnstable.ma.us/townmeganet/telephone-directory.aspx\)](#)

VP - Plumbing Permit - Historical Permit

151034



Applicant

George K Hibbard

Location

77 BARNHILL ROAD

West Barnstable, MA 02668

[View location details \(/locations/45517\)](/locations/45517)

Created

May 9, 2017

Status

Stopped

Expires

May 10, 2018

Details **Files (0)**

Additional Applicant Info

Applicant Type

Contractor

Permit Info

ViewPermit PIN

P-17-610

Permit For *

Plumbing

Project Cost

0

Work Description *

(1) Fixture

Occupancy Type

Residential

Building Type

Single Family

of Units

0


Structure Size

0

Contractors

Name	DBA	License Type	+ 20 Additional Fields
George K Hibbard	--	Master Plumber	...

Insurance Coverage

I have a liability insurance policy or its substantial equivalent 

Yes

Bond

Liability Insurance Policy

Other Type of Indemnity

Other Coverage

--

If No, please select one of the options from the dropdown menu and attach the Liability Waiver below

--

Fixtures

Number of Bathtub

--

Location of Bathtub

--

Number of Cross Connection Device

--

Location of Cross Connection Device

--

Number of Dedicated Gas/Oil/Sand System

--

Location of Dedicated Gas/Oil/Sand System

--

Number of Dedicated Gray Water System

--

Location of Dedicated Gray Water System

--

Number of Dedicated Grease System

--

Location of Dedicated Grease System

--

Number of Dedicated Special Waste System

--

Location of Dedicated Special Waste System

--

Number of Dedicated Water Recycle System

--

Location of Dedicated Water Recycle System

--

Number of Dishwasher

--

Location of Dishwasher

--

Number of Drinking Fountain

--

Location of Drinking Fountain

--

Number of Exam Sinks

--

Location of Exam Sinks

--

Number of Floor / Area Drain

--

Location of Floor / Area Drain

--

Number of Food Disposer

--

Location of Food Disposer

--

Number of Interceptor (Interior)

--

Location of Interceptor (Interior)

--

Number of Kitchen Sink

--

Location of Kitchen Sink

--

Number of Lavatory

--

Location of Lavatory

--

Number of Other

--

Location of Other

--

Number of Roof Drain

--

Location of Roof Drain

--

Number of Service / Mop Sink

--

Location of Service / Mop Sink

--

Number of Shower Stall

--

Location of Shower Stall

--

Number of Soiled Utility Sink

--

Location of Soiled Utility Sink

--

Number of Toilet

--

Location of Toilet

--

Number of Urinals

--

Location of Urinals

--

Number of Washing Machine Connection

--

Location of Washing Machine Connection

--

Number of Water Heater all Types

1

Location of Water Heater all Types

Basement

Number of Water Piping

--

Location of Water Piping

--

Historical Inspections

Documents

Permit/License Document

Issued May 10, 2017

Town of Barnstable, MA

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VP - Gas Permit - Historical Permit

151033



Applicant

George K Hibbard

Location

77 BARNHILL ROAD

West Barnstable, MA 02668

[View location details \(/locations/45517\)](/locations/45517)

Created

May 9, 2017

Status

Stopped

Expires

May 9, 2018

Details **Files (0)**

Additional Applicant Info

Applicant Type

Contractor

Permit Info

ViewPermit PIN

G-17-619

Permit For *

Gas

Project Cost

0

Work Description *

(1) Fixture

Occupancy Type

Residential

Building Type

Single Family

of Units

0

Structure Size

0

Assigned Inspector

--


Comments

--

Contractors

Name	DBA	License Type	+ 20 Additional Fields
George K Hibbard	--	Master Plumber	...

Insurance Coverage

I have a liability insurance policy or its substantial equivalent 

Yes

Bond

Liability Insurance Policy

Other Type of Indemnity

Other Coverage

--

If No, please select one of the options from the dropdown menu and attach the Liability Waiver below

--

Fixtures

Number of Boiler

--

Location of Boiler

--

Number of Booster

--

Location of Booster

--

Number of Conversion Burner

--

Location of Conversion Burner

--

Number of Cook Stove

--

Location of Cook Stove

--

Number of Direct Vent Heater

--

Location of Direct Vent Heater

--

Number of Dryer

--

Location of Dryer

--

Number of Fireplace

--

Location of Fireplace

--

Number of Fryolater

--

Location of Fryolater

--

Number of Furnace

--

Location of Furnace

--

Number of Generator

--

Location of Generator

--

Number of Grille

--

Location of Grille

--

Number of Infrared Heater

--

Location of Infrared Heater

--

Number of Laboratory Cocks

--

Location of Laboratory Cocks

--

Number of Makeup Air Unit

--

Location of Makeup Air Unit

--

Number of Other

--

Location of Other

--

Number of Oven

--

Location of Oven

--

Number of Pool Heater

--

Location of Pool Heater

--

Number of Roof Top Unit

--

Location of Roof Top Unit

--

Number of Room / Space Heater

--

Location of Room / Space Heater

--

Number of Test

--

Location of Test

--

Number of Unit Heater

--

Location of Unit Heater

--

Number of Unvented Room Heater

--

Location of Unvented Room Heater

--

Number of Water Heater all Types

1

Location of Water Heater all Types

Basement

Historical Inspections

Documents

Permit/License Document

Issued May 9, 2017

Town of Barnstable, MA

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Electrical Permit

ELEC-21-2475



Applicant

Eric Drew

Location

77 BARNHILL ROAD

West Barnstable, MA 02668

[View location details \(/locations/45517\)](/locations/45517)

Created

Nov 4, 2021

Status

Active

Expires

Nov 5, 2022

Details **Files (0)**

Application for a Permit to Perform Electrical Work

Type of Permit *

Minor

Are you altering, adding or changing a fire safety system and/or devices? *

No

Number of Electrical Units *

1

Occupancy Type *

Residential

Existing Service Amps/Volts

--

Existing Service No. of Meters

--

Existing Service Overhead

--

Existing Service Undgrd

--

New Service Amps/Volts

--

New Service Overhead

--

Number of Feeders and Ampacity

--

New Service No. of Meters

--

Purpose of Building

--

New Service Undgrd

--

Location and Nature of Proposed Electrical Work *

Wire furnace

Firm Name:

--

Work to Start

11/02/2021

Estimated Value of Electrical Work

500

Utility Authorization Number

--

Plans Submitted

--

Does this electrical permit application include Security Work? *

No

Is this project in conjunction with a Building Permit?

No

Electrical Details on Table

Type of Electrical Work	Number of Fixtures/Devices/Modules/Outlets:	KW, KVA	+ 4 Additional Fields
Gas Burners	--	--	...

Liability Insurance

I have a current liability insurance or its substantial equivalent which meets the requirements of MGL Ch. 142. *

Yes

Type of Insurance Coverage

Select the type of insurance coverage.

Type of Insurance *

Liability Insurance Policy

Contractors

Electrician Name	License Number	License Type	+ 10 Additional Fields
ERIC W DREW	13118	Master Electrician Class A	...

Applicant Signature

I hereby certify , under the pains and penalties of purgery, that the information on this application is true and complete.

If the work as described requires a licensed electrician, only the licensee may apply and sign this application.

Applicant Signature *

- Eric Drew
Nov 4, 2021

Documents

Electrical Permit
Issued Nov 5, 2021

Town of Barnstable, MA

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Gas Permit

GAS-21-1637



Applicant

Kevin Saunders

Location

77 BARNHILL ROAD

West Barnstable, MA 02668

[View location details \(/locations/45517\)](/locations/45517)

Created

Oct 28, 2021

Status

Active

Expires

Jan 27, 2022

Details **Files (0)**

Application for a Permit to Perform Gas Fitting Work

Occupancy Type *

Residential

Type of Work *

Replacement

Type of Work to be Completed *

FURNACNE CHANGE

If multiple buildings/units are onsite please describe structure where work is being performed

--

Plans Submitted *

Yes

Is this project in conjunction with a Building Permit?

No

Fixtures

Type of Fixture	Location	Number of Fixtures	+ 2 Additional Fields
Furnace	Basement	1	...

Total Fixtures

Total Number of Fixtures

1

Liability Insurance

I have a current liability insurance or its substantial equivalent which meets the requirements of MGL Ch. 142. *

Yes

Type of Insurance Coverage

Select the type of insurance coverage.

Type of Insurance *

Liability Insurance Policy

Primary Contractor

Plumber's Name *

KEVIN C SAUNDERS

License # *

4546

Licence Type

Master Gas Fitter

License Expiration Date

05/01/2022

License Status

Current

Business Name *

KEVIN C SAUNDERS

Business Type *

Corporation

Corporation/Partnership/LLC License # *

306

I hereby certify that all of the details and information I have submitted regarding this application are true and accurate to the best of my knowledge and that all plumbing work and installations performed under the permit issued for this application will be in compliance with all pertinent provisions of the Massachusetts State Plumbing Code and Chapter 142 of the General Laws.

Gas Fitter's Signature *

Kevin Saunders

Oct 28, 2021

Documents

Gas Permit

Issued Oct 28, 2021

Town of Barnstable, MA

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