

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MENANGAS, DEREK A & MELISSA F 12 CANVASBACK LANE W YARMOUTH MA 02673						Description	Code	Assessed	Assessed		
						RESIDNTL	1010	849,800	849,800		
						RES LAND	1010	219,400	219,400		
SUPPLEMENTAL DATA						Total				1,069,200	1,069,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_968828_2711181				Plan Ref. 625/37 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)						
MENANGAS, DEREK A & MELISSA F DSBB REALTY DEVELOPMENT LLC		31298	0280	05-29-2018	Q	V	190,000	00	Year	Code	Assessed	Year	Code	Assessed
		20228	0020	09-02-2005	U	V	600,000	1	2023	1010	731,200	2022	1300	159,800
									2021	1010	218,400	2021	1300	159,800
									Total		949,600	Total		159,800
									Total		159,800	Total		159,800

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								APPRAISED VALUE SUMMARY					
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					746,300
0106									CENVIL		Appraised Xf (B) Value (Bldg)					103,500
NOTES											Appraised Ob (B) Value (Bldg)					0
											Appraised Land Value (Bldg)					219,400
											Special Land Value					0
											Total Appraised Parcel Value					1,069,200
											Valuation Method					C
											Total Appraised Parcel Value					1,069,200

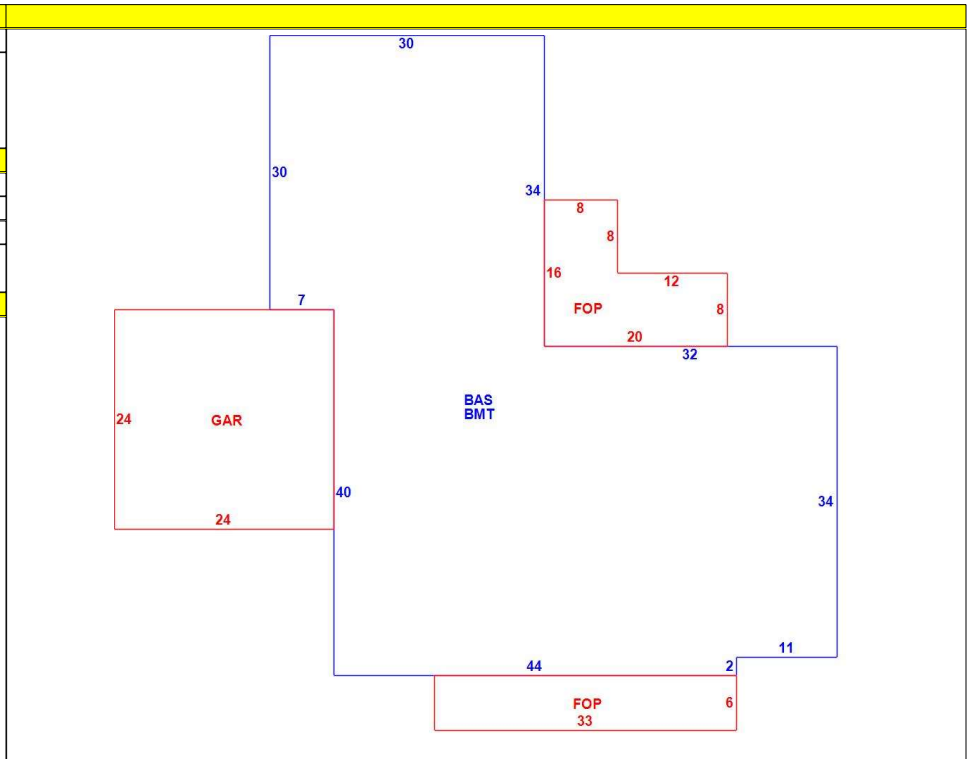
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SM-21-88	07-07-2021	834	Sheet Metal	12,000	06-30-2022	100	06-30-2022	Install two systems sheet meta build new residential home - 5	08-10-2022	CK	03		16	In Office Review
TB-20-3295	12-14-2020	824	New Cons1-2fa	575,000	11-10-2021	100	06-30-2022		07-26-2022	BM	02		02	Bldg Permit Completed
									04-28-2020	LS			FR	Field Review
									09-16-2015	TP	03		16	In Office Review
									06-06-2014	AL	03		16	In Office Review
									12-29-2011	TP	03		16	In Office Review
									10-18-2010	DR	03		16	In Office Review

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	RC	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0106	1.150					1.0000	202,795.6	202,800
1	1010	Single Fam M-0	RC	3	1.010	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150					1.0000	16,387.5	16,600
Total Card Land Units					2.01	AC	Parcel Total Land Area					2.01	Total Land Value					219,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		746,321
Year Built		2022
Effective Year Built		2019
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		0
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		100
RCNLD		746,300
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
BMT	Basement-Unfi	B	2,950	26.01	2022		100		0.00	61,700
GAR	Attached Gara	B	576	40.00	2022		100		0.00	20,400
FOP	Open Porch-ro	B	422	55.00	2022		100		0.00	16,400
FPLG	Gas Fireplace-	B	2	2500.00	2022		100		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,950	2,950	2,950	252.99	746,321
BMT	Basement Area	0	2,950	0	0.00	0
FOP	Open Porch	0	422	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
Ttl Gross Liv / Lease Area		2,950	6,898	2,950		746,321

