

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
COSMANN, ROBSON 653 PITCHERS WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	383,300	383,300		
			6 Septic			RES LAND	1010	152,900	152,900		
SUPPLEMENTAL DATA						Total				536,200	536,200
Alt Prcl ID		Split Zonin		Plan Ref. 386/90-94							
BID Parcel				Land Ct#							
ResExpt Q YES:				#SR							
#DL 1 LOT 645				Life Estate							
#DL 2				PP STATU							
GIS ID F_966466_2703572				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COSMANN, ROBSON		31501 0297	08-31-2018	Q	I	357,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NYE, JAMES K JR		24274 0147	12-30-2009	U	I	175,000	1S	2023	1010	340,400	2022	1010	286,500	2021	1010	244,700
US BANK NATIONAL ASSOCIATION TR		24227 0009	12-10-2009	U	I	221,000	1L		1010	139,000		1010	103,000		1010	103,000
NARVAEZ, EDGAR & LUIS-ENRIQUE		21351 0120	09-15-2006	U	I	1	1A								1010	3,500
NARVAEZ, EDGAR		19709 0073	04-11-2005	Q	I	325,000	00	Total		479,400	Total		389,500	Total		351,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2022	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

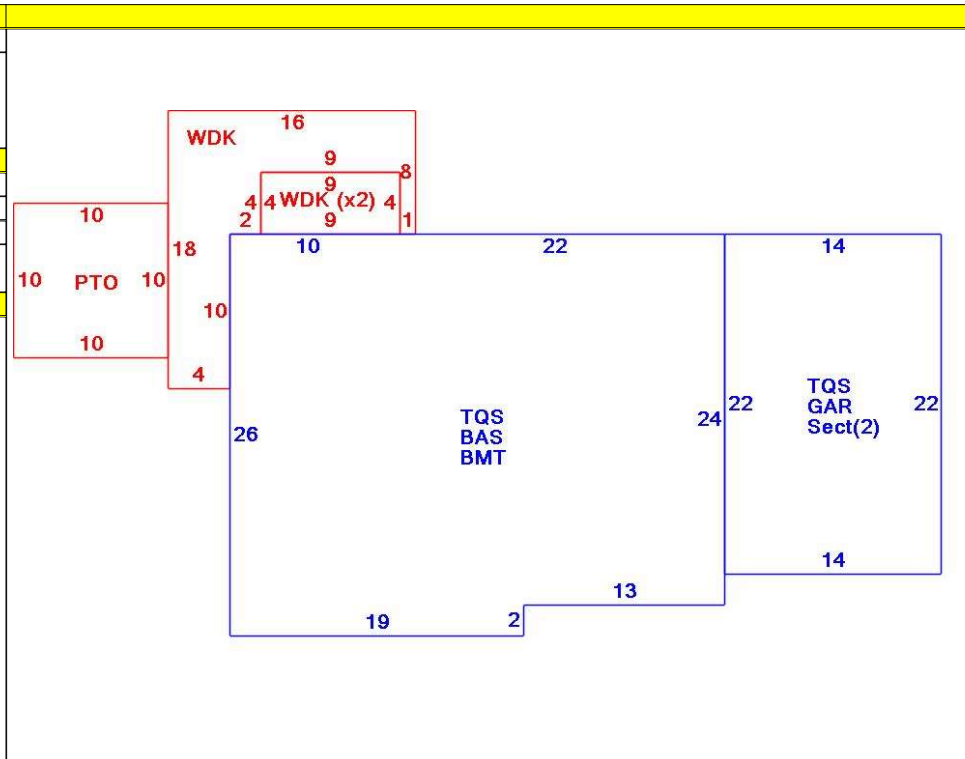
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				CENVIL	Appraised Bldg. Value (Card)	338,500	
					Appraised Xf (B) Value (Bldg)	41,300	
					Appraised Ob (B) Value (Bldg)	3,500	
					Appraised Land Value (Bldg)	152,900	
					Special Land Value	0	
					Total Appraised Parcel Value	536,200	
					Valuation Method	C	
					Total Appraised Parcel Value	536,200	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										08-12-2021	LH	03		16	In Office Review
										04-27-2020	LS			FR	Field Review
										06-23-2016	KM	02		03	Cycl Insp Comp
										04-18-2013	RB	03		02	Bldg Permit Completed
										07-30-2008	PT	02		14	Cyclical Inspection
										01-05-2006	PT	02		01	Meas/Est
										06-01-1997	LK	01		00	Meas/Listed-Interior Acces

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-5	04-24-2023	835	Sid/Wind/Roof/	5,000		100		RESIDENTIAL WEATHERIZA		08-12-2021	LH	03		16	In Office Review
201200372	02-16-2012	AD	Addition	19,962	03-22-2013	100	06-30-2013	ADD 14X22 GAR W EXPANSI		04-27-2020	LS			FR	Field Review
64177	10-02-2002	NR	New Roof	2,500	06-30-2003	100	06-30-2003	REROOF STRIPPING OLD		06-23-2016	KM	02		03	Cycl Insp Comp
B28297	08-01-1985	DW	Dwelling	45,000	01-15-1986	100	06-30-1986	CE11/2ST		04-18-2013	RB	03		02	Bldg Permit Completed
										07-30-2008	PT	02		14	Cyclical Inspection
										01-05-2006	PT	02		01	Meas/Est
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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	0.370 AC	176,344.00	2.34343	1.0000	5	1.00	0105	1.000		1.0000	413,244.5	152,900
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			152,900

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	0 Full-0 Half			
CONDO DATA			CONDO DATA		
Parcel Id		C	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr		Condo Unit			
COST / MARKET VALUATION			COST / MARKET VALUATION		
Building Value New				402,922	
Year Built				1985	
Effective Year Built				1998	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				16	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				84	
RCNLD				338,500	
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	2000		84		0.00	5,000
BFA	Bsmt Fin-Avg	B	400	17.36	2000		84		0.00	5,800
WDC	Wood Decking	L	204	20.00	1994		50		0.00	2,400
BMT	Basement-Unfi	B	806	26.01	2000		84		0.00	19,100
PAT1	Patio- Average	L	100	5.89	1994		75		0.00	500
SHED	Shed	L	36	18.00	2016		94		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	806	806	806	265.31	213,840
BMT	Basement Area	0	806	0	0.00	0
PTO	Patio	0	100	0	0.00	0
TQS	Three Quarter Story	524	806	524	172.48	139,022
WDK	Wood Deck	0	204	0	0.00	0
Ttl Gross Liv / Lease Area		1,330	2,722	1,330		352,862



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Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	1				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	00	0 Full-0 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	402,922
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	338,500
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
GAR	Attached Gara	B	308	40.00	2000		84		0.00	11,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	200	308	200	162.53	50,060
Ttl Gross Liv / Lease Area		200	616	200		50,060

