

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NINIVAGGI, ANTHONY & CAROLYN T NINIVAGGI FAMILY TRUST PO BOX 193 WEST HYANNIS MA 02672						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
						RESIDNTL	0101	97,000	97,000	
						RES LAND	0101	201,750	201,750	
						COMMERC. COM LAND	013R 013R	97,000 201,750	97,000 201,750	
SUPPLEMENTAL DATA						Total		597,500	597,500	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A-2 & A-3 #DL 2 GIS ID F_973606_2695010				Plan Ref. Land Ct# 18162-C #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)						
NINIVAGGI, ANTHONY & CAROLYN TRS		C231125	0	09-21-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
NINIVAGGI, ANTHONY & CAROLYN		C164764	0	04-02-2002	U	I	350,000	1	2023	0101	97,000	2022	0101	97,000
ZELECHOWSKI, ANTONI J & KRYSZYNA		C118439	0	09-15-1989	U	I	305,000	1B		0101	201,750		0101	175,400
SINTRIS, WILLIAM G & ROND		C113740	0	03-15-1988	Q	I	415,000	00		013R	97,000		013R	97,000
ZELECHOWSKI, KRYSZYNA & ANTONI		C71072	0	07-13-1977	U		0			013R	201,750		013R	175,400
									Total		597,500	Total		544,800
									Total			Total		547,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI19			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	182,900
Appraised Xf (B) Value (Bldg)	7,500
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	403,500
Special Land Value	0
Total Appraised Parcel Value	597,500
Valuation Method	C
Total Appraised Parcel Value	597,500

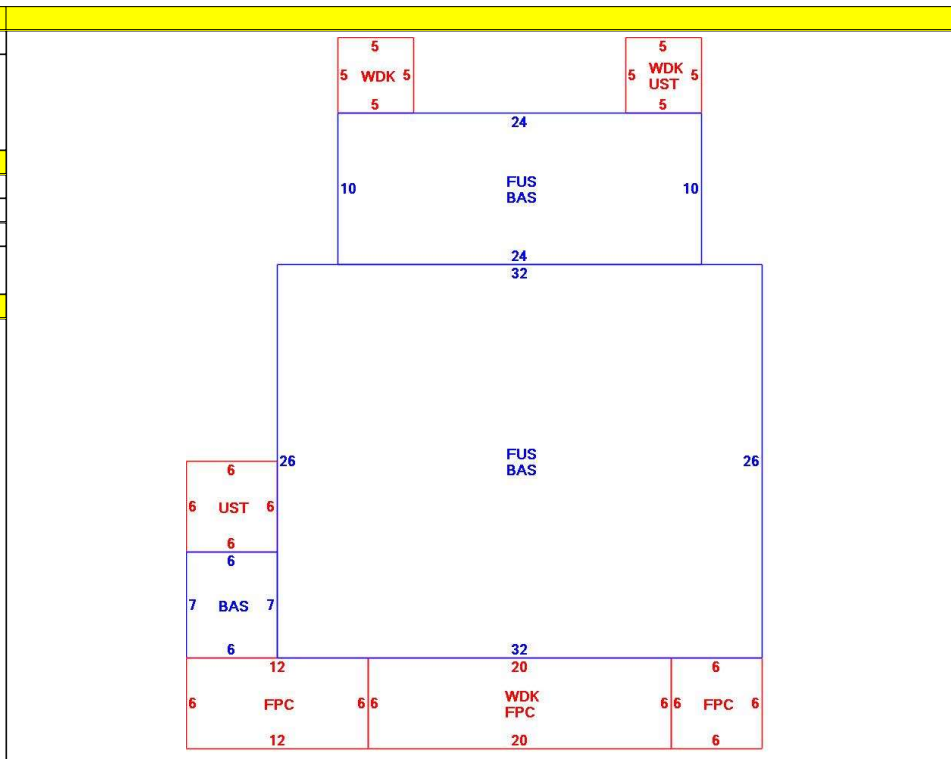
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-1105	05-02-2016	834	Sheet Metal	2,800		100	06-30-2016	pizza oven vent @ 974 CRAIG	05-06-2020	GM	04		FR	Field Review
74814	02-18-2004	RE	Remodel	24,960	08-09-2005	100	01-01-2005		08-15-2017	SR	02		03	Cycl Insp Comp
61431	05-30-2002	RA	Remodel-Additi	5,000		100	01-01-2003		12-02-2014	JR	03		16	In Office Review
									09-17-2008	JR	03		16	In Office Review
									08-09-2005	JS	02		01	Meas/Est
									12-20-2002	PT	02		01	Meas/Est

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	013R	MU RESTAURA	CBD	3	0.180	AC	330,000.00	2.95314	1.0000	C	1.00	CI19	2.300		1.0000	2,241,426	403,500
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			403,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
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	11	Ceram Clay Til			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy	1				
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					

CONDO DATA			
Parcel Id		C	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	237,553
Year Built	1947
Effective Year Built	1989
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	182,900
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	% Gd	Grade	Grade Adj.	Appr. Value
WDC	Wood Decking	L	170	20.00	2004		70		0.00	3,100
FOPC	Open Prch-roo	B	228	55.00	1991		77		0.00	6,800
UST	Utility Storage-	B	61	17.11	1991		77		0.00	700
SGN2	DOUBLE SID	L	16	39.53	1999		60		0.00	400
SGNP	SIGN POST 6"	L	20	10.66	1999		60		0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,114	1,114	1,114	108.67	121,058
FPC	Open Porch Conc. Floor	0	228	0	0.00	0
FUS	Upper Story	1,072	1,072	1,072	108.67	116,494
UST	Utility Enclosure	0	61	0	0.00	0
WDK	Wood Deck	0	170	0	0.00	0
Ttl Gross Liv / Lease Area		2,186	2,645	2,186		237,552

