

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|------------------|------------------|-------------|-------------|--------------------|---------|----------|----------|
| NINIVAGGI, ANTHONY & CAROLYN T NINIVAGGI FAMILY TRUST PO BOX 193 WEST HYANNIS MA 02672 | | 2 Above Street | 6 Septic | 1 Paved | | Description | Code | Assessed | Assessed |
| | | | 4 Gas | | | RESIDNTL | 1010 | 568,600 | 568,600 |
| | | | 2 Public Water | | | RES LAND | 1010 | 329,200 | 329,200 |
| SUPPLEMENTAL DATA | | | | | | | | | |
| Alt Prcl ID | | | Split Zonin | | Plan Ref. | 34/23 | | | |
| BID Parcel | | | ResExpt Q | | Land Ct# | | | | |
| #DL 1 | | | #DL 2 | | #SR | | | | |
| GIS ID | | | F_979009_2694762 | | Life Estate | | | | |
| | | | | | PP STATU | | | | |
| | | | | | Assoc Pid# | | | | |
| | | | | | | Total | 897,800 | 897,800 | |

801
 FY2024
 BARNSTABLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|----------------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|---------|----------|---------|-------|----------|
| NINIVAGGI, ANTHONY & CAROLYN TRS | | 35397 050 | 09-29-2022 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed |
| NINIVAGGI, ANTHONY & CAROLYN | | 6791 0001 | 06-15-1989 | Q | I | 161,000 | U | 2023 | 1010 | 459,800 | 2022 | 1010 | 398,600 |
| HANLON, THOMAS H & MARY E | | 6290 0329 | 06-15-1988 | U | I | 1 | A | | 1010 | 306,100 | 2021 | 1010 | 211,600 |
| HANLON, THOMAS H | | 1425 0602 | 01-16-1969 | U | | 0 | | Total | 765,900 | Total | 610,200 | Total | 555,300 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|--------------------------|--------|-------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| 2023 | N5C | NO RESIDENTIAL EXEMPTION | 0.00 | | | | |
| Total | | | 0.00 | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0109 | | | HYAN |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 519,600 |
| Appraised Xf (B) Value (Bldg) | 38,600 |
| Appraised Ob (B) Value (Bldg) | 10,400 |
| Appraised Land Value (Bldg) | 329,200 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 897,800 |
| Valuation Method | C |
| Total Appraised Parcel Value | 897,800 |

| NOTES | | | | | | | |
|-------|--|--|--|--|--|--|--|
| | | | | | | | |

LAND LINE VALUATION SECTION

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
|------------|------------|------|--------------|--------|------------|--------|------------|---------------------|------------|----|------|----|----|------------------|
| BLDR-23-13 | 10-13-2023 | 804 | Addn Alt-Res | 75,000 | | 0 | | Addition of bedroom | 12-20-2022 | SR | 02 | | 03 | Cycl Insp Comp |
| B33913 | 08-01-1990 | AD | Addition | 20,000 | 03-15-1991 | 100 | 03-15-1991 | HP ADD'N | 05-20-2020 | WD | | | FR | Field Review |
| B33810 | 06-01-1990 | AD | Addition | 2,000 | 03-15-1991 | 100 | 03-15-1991 | HP REPAIR | 09-25-2015 | JR | 03 | | 16 | In Office Review |
| | | | | | | | | | 04-09-2014 | SR | 02 | | 03 | Cycl Insp Comp |

| 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 | RB | 4 | 0.270 | AC | 176,344.00 | 3.14262 | 1.0000 | 5 | 1.00 | 0109 | 2.200 | | 1.0000 | 1,219,207 | 329,200 |
| Total Card Land Units | | | | | 0.27 | AC | Parcel Total Land Area | | | | | 0.27 | Total Land Value | | | 329,200 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | C+ | Average Plus | | | |
| Stories | 1 | 1 Story | | | |
| 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 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 04 | 4 Bedrooms | | | |
| Full Baths | 1 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 8 | 8 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 11 | 1 Full-1 Half | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 641,533 |
| Year Built | 1968 |
| Effective Year Built | 1995 |
| Depreciation Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 19 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 81 |
| RCNLD | 519,600 |
| 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 |
| FPL1 | Fireplace 1 sto | B | 1 | 5000.00 | 1997 | | 81 | | 0.00 | 4,100 |
| BGAR | Bsmr Garage | B | 1 | 2326.00 | 1997 | | 81 | | 0.00 | 1,900 |
| BMT | Basement-Unfi | B | 1,764 | 26.01 | 1997 | | 81 | | 0.00 | 32,600 |
| PAT2 | Patio-Good | L | 780 | 9.94 | 2022 | | 100 | | 0.00 | 7,200 |
| PAT2 | Patio-Good | L | 32 | 9.94 | 2022 | | 100 | | 0.00 | 400 |
| SHED | Shed | L | 156 | 18.00 | 2020 | | 100 | | 0.00 | 2,800 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,176 | 2,176 | 2,176 | 294.82 | 641,533 |
| BMT | Basement Area | 0 | 1,764 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 812 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 2,176 | 4,752 | 2,176 | | 641,533 |

