

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
CISTERNELLI, JESSICA C 28 LEONARD ROAD WEST HYANNIS MA 02672	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	308,900	308,900		
		6 Septic				RES LAND	1010	146,700	146,700		
SUPPLEMENTAL DATA						Total				455,600	455,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 8 #DL 2 GIS ID F_979674_2698599				Plan Ref. 182/121 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)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
CISTERNELLI, JESSICA C	28664	0041	02-04-2015	U	I	170,000	1	2023	1010	264,800	2022	1010	227,900	2021	1010	172,000
MACCONNELL, KEVIN C	28479	0222	10-31-2014	U	I	1	1		1010	133,300		1010	98,800		1010	98,800
MACCONNELL, STEPHEN C ESTATE OF	BA09P14	0	10-30-2014	U	I	0	1A								1010	12,200
MACCONNELL, STEPHEN C	13536	0177	02-02-2001	U	I	1	1A									
MACCONNELL, STEPHEN C & JOANNE	6546	0322	12-15-1988	Q	I	94,000	U									
Total								398,100	Total		326,700	Total		283,000		

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											

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	271,100	
					Appraised Xf (B) Value (Bldg)	21,300	
					Appraised Ob (B) Value (Bldg)	16,500	
					Appraised Land Value (Bldg)	146,700	
					Special Land Value	0	
					Total Appraised Parcel Value	455,600	
					Valuation Method	C	
					Total Appraised Parcel Value	455,600	

NOTES											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-6	04-13-2021	835	Sid/Wind/Roof/	5,180		100					05-26-2023	TR	03		16	In Office Review
											05-21-2020	WD			FR	Field Review
											02-02-2018	SR	02		03	Cycl Insp Comp

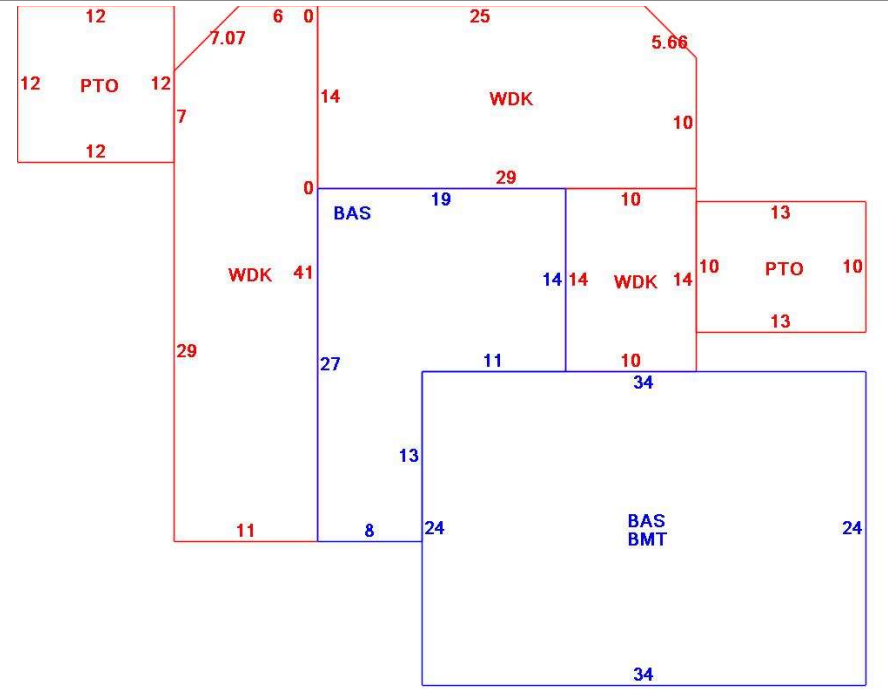
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RB	4	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700

Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			146,700
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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	11	Clapboard			
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	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	356,654
Year Built	1965
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	271,100
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			76		0.00	3,800
WDC	Wood Decking	L	578	20.00	2010		82		0.00	8,800
PAT1	Patio- Average	L	144	5.89	2000		79		0.00	800
BMT	Basement-Unfi	B	816	26.01			76		0.00	17,500
PAT2	Patio-Good	L	130	9.94	2000		79		0.00	1,200
WDC	Wood Deck w/	L	398	18.00	2010		82		0.00	5,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,186	1,186	1,186	300.72	356,654
BMT	Basement Area	0	816	0	0.00	0
PTO	Patio	0	274	0	0.00	0
WDK	Wood Deck	0	977	0	0.00	0
Ttl Gross Liv / Lease Area		1,186	3,253	1,186		356,654

