

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PISACANO, CHARLES & MARGO WH  P O BOX 126  HYANNIS PORT MA 02647	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed
		4 Gas				RESIDENTL	1010	203,500	203,500
		6 Septic				RES LAND	1010	139,100	139,100
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_981562_2699548			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		342,600	342,600

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PISACANO, CHARLES & MARGO WHAR SHEA, JAMES A	13642	0242	03-16-2001	U	I	285,000	1	Year	Code	Assessed	Year	Code	Assessed			
	1576	0236	12-22-1971	U		0		2023	1010	172,900	2022	1010	143,000			
									1010	133,500	2021	1010	98,900			
								Total		306,400	Total		241,900	Total		212,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	189,200
Appraised Xf (B) Value (Bldg)	11,900
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	139,100
Special Land Value	0
Total Appraised Parcel Value	342,600
Valuation Method	C
Total Appraised Parcel Value	342,600

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
16-3090	10-24-2016	822	Insulation	4,900	06-30-2017	100	06-30-2017	Weatherization, air sealing, we	04-23-2020	WD			FR	Field Review
B33662	04-01-1990	DE	Demolish	0	01-15-1991	100	12-31-1991	HY DWELL.	10-11-2017	KM	02		03	Cycl Insp Comp
B33447	01-01-1990	AD	Addition	35,000	01-15-1991	100	12-31-1991	HY REPAIR	08-20-2012	TR	03		16	In Office Review
									01-26-2001	PT	01		00	Meas/Listed-Interior Acces
									09-15-1990	ME	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	1010	Single Fam M-0	SPLI	4	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0104	0.900		1.0000	331,156.4	139,100
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			139,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	259,155
Year Built	1935
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	189,200
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	476	26.01	1984		73		0.00	11,900
PAT2	Patio-Good	L	228	9.94	2017		98		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	476	476	476	295.84	140,820
BMT	Basement Area	0	476	0	0.00	0
FUS	Upper Story	400	400	400	295.84	118,336
PTO	Patio	0	228	0	0.00	0
Ttl Gross Liv / Lease Area		876	1,580	876		259,156

