

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
SOUZA, PEDRO 678 PITCHERS WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	247,600	247,600	
			6 Septic			RES LAND	1010	134,100	134,100	
SUPPLEMENTAL DATA						Total				381,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 7 #DL 2 GIS ID F_981772_2699990				Plan Ref. 236/145 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)								
SOUZA, PEDRO		31690 0259	11-28-2018	Q	I	249,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHRISTIANA TRUST, TR		30882 0053	11-07-2017	U	I	171,000	1L	2023	1010	213,600	2022	1010	187,200	2021	1010	151,300
GINO, SAMUEL		19739 0146	04-20-2005	Q	I	259,000	00		1010	128,700		1010	95,300		1010	90,300
WHEELER, GEOFFREY A		2977 0007	09-04-1997	U		0									1010	3,300
PARON, FORREST E		9263 0078	06-15-1994	Q	I	71,900	U	Total		342,300	Total		282,500	Total		244,900

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										
0104				HYAN										

NOTES										APPRAISED VALUE SUMMARY							
										Appraised Bldg. Value (Card)							213,600
										Appraised Xf (B) Value (Bldg)							30,700
										Appraised Ob (B) Value (Bldg)							3,300
										Appraised Land Value (Bldg)							134,100
										Special Land Value							0
										Total Appraised Parcel Value							381,700
										Valuation Method							C
										Total Appraised Parcel Value							381,700

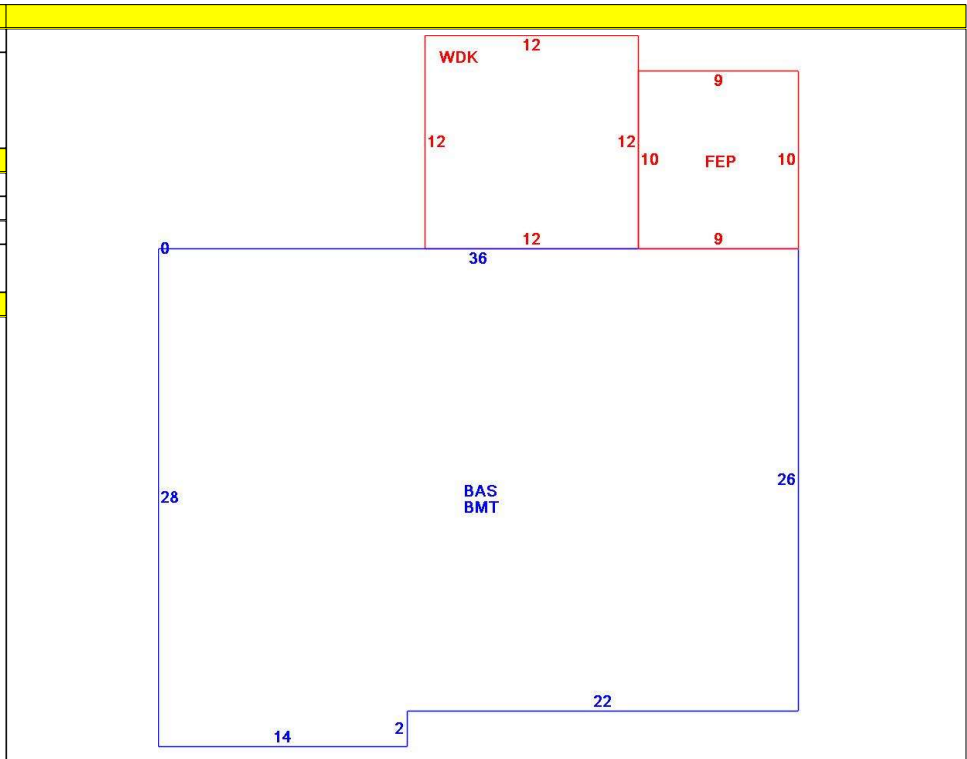
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
18-2952	09-26-2018	835	Sid/Wind/Roof/	4,500	06-30-2019	100	06-30-2019	Install new asphalt roofing ove	04-23-2020	WD			FR	Field Review		
									04-25-2018	MS	03		16	In Office Review		
									02-18-2015	SR	02		14	Cyclical Inspection		
									01-26-2001	PT	01		00	Meas/Listed-Interior Acces		
									05-15-1991	ML	01		00	Meas/Listed-Interior Acces		

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	0.250 AC	176,344.00	3.37919	1.0000	5	1.00	0104	0.900		1.0000	536,315.0	134,100
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			134,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
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	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	01	Poured Conc.			
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	270,353
Year Built	1972
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	213,600
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	1994		79		0.00	4,000
WDC	Wood Decking	L	144	20.00	1985		32		0.00	1,300
BMT	Basement-Unfi	B	964	26.01	1994		79		0.00	20,500
FEP	Enclosed porc	B	90	70.00	1994		79		0.00	6,200
SHED	Shed	L	120	18.00	2015		92		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	964	964	964	280.45	270,353
BMT	Basement Area	0	964	0	0.00	0
FEP	Enclosed Porch	0	90	0	0.00	0
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		964	2,162	964		270,353

