

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NIGRO, IVAN				1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA		
46 LEXINGTON DRIVE								RESIDENTL	1010	344,900	344,900			
HYANNIS MA 02601								RES LAND	1010	134,400	134,400			
SUPPLEMENTAL DATA												VISION		
Alt Prcl ID						Plan Ref. 383/31		Total					479,300	479,300
Split Zonin						Land Ct#								
BID Parcel						#SR								
ResExpt Q YES:						Life Estate								
#DL 1 LOT 33						PP STATU								
#DL 2						Assoc Pid#								
GIS ID F_981156_2702293														

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NIGRO, IVAN				28288 0191	07-28-2014	U	I	205,000	1	Year	Code	Assessed	Year	Code	Assessed
PACHECO, FLAVIO				26173 0210	03-21-2012	Q	I	180,000	00	2023	1010	303,600	2022	1010	268,800
NIGRO, IVAN				19280 0196	11-24-2004	Q	I	305,000	00		1010	128,900		1010	95,500
PATNAUDE, DEBRA L				11674 0053	09-01-1998	Q	I	95,000	00					1010	27,700
RUMBEL, THOMAS P				7562 0156	06-15-1991	U	I	75,000	A						
										Total	432,500	Total	364,300	Total	320,400

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2016	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			259,500
Appraised Xf (B) Value (Bldg)			57,700
Appraised Ob (B) Value (Bldg)			27,700
Appraised Land Value (Bldg)			134,400
Special Land Value			0
Total Appraised Parcel Value			479,300
Valuation Method			C
Total Appraised Parcel Value			479,300

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
16-3368	12-07-2016	880	Alt-Int work-Res	2,000	03-13-2017	100	06-30-2017	Remove Kitchen out of Basem	04-23-2020	WD			FR	Field Review
201405863	09-05-2014	SH	Shed	0	01-15-2016	100	06-30-2016	SH 12 X 16	04-11-2017	JR	01		02	Bldg Permit Completed
200706754	10-24-2007	WD	Wood Deck	1,500	04-18-2008	100	06-30-2008		06-07-2016	JR	03		16	In Office Review
20064457	11-22-2006	FB	Finish Basemen	40,000	04-18-2008	100	06-30-2008		01-27-2016	SR	02		02	Bldg Permit Completed
72000	10-02-2003	RW	Repair Work	5,000	12-04-2003	100	01-01-2004		07-28-2015	GC	03		16	In Office Review
59679	03-14-2002	OB	Out Building		10-03-2002	100	01-01-2003	SHED	04-18-2008	PT	02		14	Cyclical Inspection
B27053	10-01-1984	DW	Dwelling	40,000	01-15-1985	100	06-30-1985	HY	03-29-2005	JS	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	RB	4	0.260 AC	176,344.00	3.25636	1.0000	5	1.00	0104	0.900		1.0000	516,811.3	134,400	
Total Card Land Units					0.26 AC	Parcel Total Land Area					0.26	Total Land Value					134,400

