

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NASCIMENTO, GENUSO R & ANDREI 88 WAGON LANE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	391,500	391,500
			6 Septic			RES LAND	1010	135,800	135,800
SUPPLEMENTAL DATA						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 287/29					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 8-B		#DL 2		Life Estate					
GIS ID F_981834_2701267		Assoc Pid#							

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NASCIMENTO, ANDREIA G		36090 185	11-16-2023	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
NASCIMENTO, GENUSO R & ANDREIA G		31616 0333	10-25-2018	Q	I	315,000	00	2023	1010	339,800	2022	1010	296,200
TORRES, FERNANDA GONCALVES GAR		28163 0303	05-23-2014	Q	I	257,000	00		1010	130,400		1010	96,600
AFRAME, LISA		13896 0093	06-01-2001	U	I	1	1A					1010	3,200
KLINE, MAX & SYLVIA M		4531 0124	05-15-1985	Q	I	76,000	00	Total		470,200	Total		392,800
								Total			Total		338,600

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2020	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 325,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 63,300				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
<p>Appraised Land Value (Bldg) 135,800</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 527,300</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 527,300</p>			

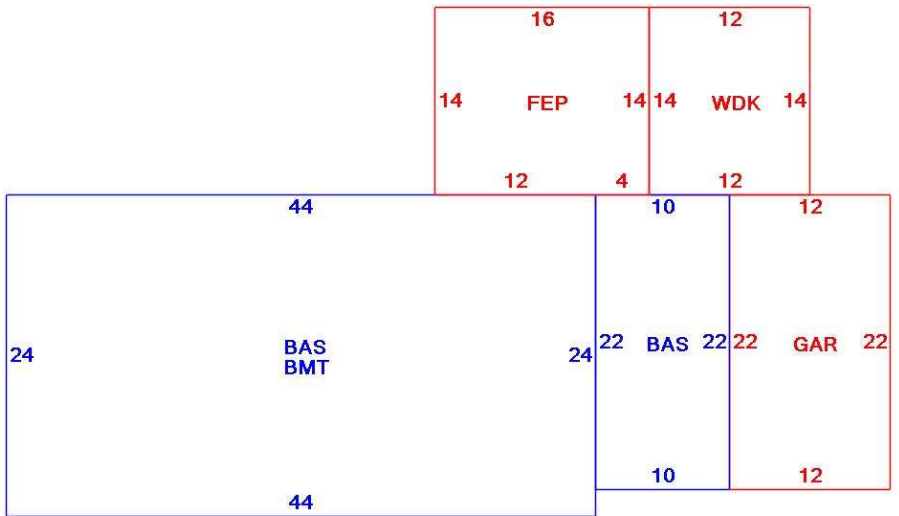
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-23-78	06-13-2023	839	Solar Panel-Re	66,148		0		Roof Mounted PV Solar Install	11-17-2023	AG	03		16	In Office Review	
18-4034	12-27-2018	804	Addn Alt-Res	780	01-17-2019	100	06-30-2019	add exterior door to garage 36'	04-23-2020	WD			FR	Field Review	
201508030	12-02-2015	RE	Remodel	6,000	06-30-2016	0		INACTIVE - INSTALL NON ST	11-04-2019	TR	22		22	Change of Address	
									10-29-2019	PK	03		16	In Office Review	
									01-12-2018	KM	02		03	Cycl Insp Comp	
									01-30-2001	PT	01		00	Meas/Listed-Interior Acces	
									09-15-1990	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	0.310 AC	176,344.00	2.76107	1.0000	5	1.00	0104	0.900		1.0000	438,214.8	135,800	
Total Card Land Units					0.31 AC	Parcel Total Land Area					0.31	Total Land Value					135,800

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	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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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		357,152
Year Built		1983
Effective Year Built		2007
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		9
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		91
RCNLD		325,000
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
BFA1	Bsmt Fin-Goo	B	500	32.56	2009		91		0.00	14,800
FEP	Enclosed porc	B	224	70.00	2009		91		0.00	12,300
GAR	Attached Gara	B	264	40.00	2009		91		0.00	11,100
BMT	Basement-Unfi	B	1,056	26.01	2009		91		0.00	25,100
WDC	Wood Deck w/	L	120	18.00	2016		94		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,276	1,276	1,276	279.90	357,152
BMT	Basement Area	0	1,056	0	0.00	0
FEP	Enclosed Porch	0	224	0	0.00	0
GAR	Attached Garage	0	264	0	0.00	0
WDC	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,276	2,988	1,276		357,152

