

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
CANDITO, PAUL W & STEPHANIE A 108 WAGON LANE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	284,000	284,000	
			6 Septic			RES LAND	1010	137,300	137,300	
SUPPLEMENTAL DATA						Total				421,300
Alt Prcl ID		Split Zonin		Plan Ref. 287/29						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1 LOT 10-B		#DL 2		Life Estate						
GIS ID F_981795_2701075		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CANDITO, PAUL W & STEPHANIE A BRADGATE BUILDERS INC		3983 0040	01-15-1984	Q	I	61,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		3895 0346	10-15-1983	Q		80,335	U	2023	1010	246,300	2022	1010	211,800	2021	1010	164,100
									1010	131,800		1010	97,600		1010	92,500
								Total		378,100	Total		309,400	Total		263,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2010	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	254,300	
					Appraised Xf (B) Value (Bldg)	22,900	
					Appraised Ob (B) Value (Bldg)	6,800	
					Appraised Land Value (Bldg)	137,300	
					Special Land Value	0	
					Total Appraised Parcel Value	421,300	
					Valuation Method	C	
					Total Appraised Parcel Value	421,300	

NOTES											

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	
									04-23-2020	WD			FR	Field Review	
									12-09-2016	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	0.360 AC	176,344.00	2.40337	1.0000	5	1.00	0104	0.900			1.0000	381,432.0	137,300
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value					137,300

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	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 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		306,398
Year Built		1983
Effective Year Built		1997
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		17
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		83
RCNLD		254,300
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
WDC	Deck comp w	L	224	28.00	1999		60		0.00	4,200
BMT	Basement-Unfi	B	1,056	26.01	1999		83		0.00	22,900
PAT2	Patio-Good	L	84	9.94	2016		97		0.00	1,000
SHED	Shed	L	96	18.00	2016		94		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	290.15	306,398
BMT	Basement Area	0	1,056	0	0.00	0
PTO	Patio	0	84	0	0.00	0
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,056	2,420	1,056		306,398

