

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COBO, JENNIFER & PHAN, THANG T 761 PITCHERS WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	192,900	192,900
			6 Septic			RES LAND	1010	139,700	139,700
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 2 #DL 2 GIS ID F_981376_2703903				Plan Ref. Land Ct# 29356-A #SR Life Estate PP STATU Assoc Pid#		Total 332,600 332,600			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COBO, JENNIFER & PHAN, THANG THA		C227249 0	08-13-2021	Q	I	363,000	00	Year	Code	Assessed	Year	Code	Assessed			
TOMASIAN, KENNETH		C226534 0	06-07-2021	U	I	150,000	1	2023	1010	167,700	2022	1010	144,300			
LANGO, GLORIA		C154121 0	07-26-1999	Q	I	80,000	00		1010	134,000	2021	1010	116,500			
STOKES, PAULINE		C26889 0	06-07-1961	U	V	0						1010	94,100			
Total								301,700		Total		243,600		Total		210,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00				
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)	172,200
Appraised Xf (B) Value (Bldg)	20,700
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	139,700
Special Land Value	0
Total Appraised Parcel Value	332,600
Valuation Method	C
Total Appraised Parcel Value	332,600

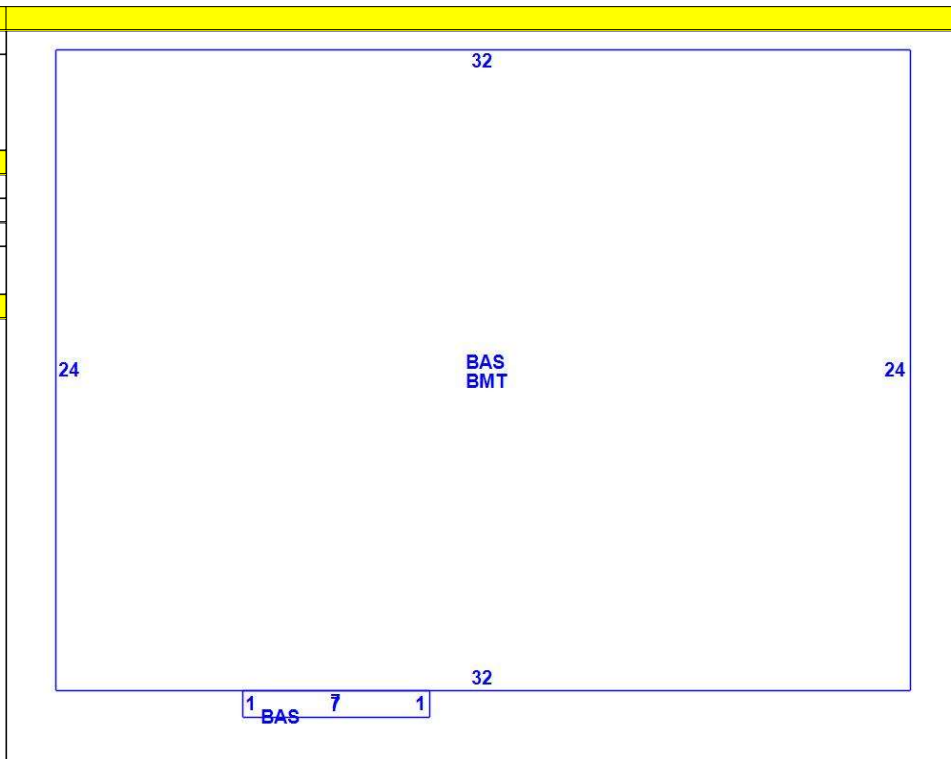
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-9	06-08-2021	835	Sid/Wind/Roof/	35,000		100		SIGING, WINDOWS, DOORS,	04-23-2020	WD			FR	Field Review
									12-18-2017	SR	02		03	Cycl Insp Comp
									10-07-2009	MA	22		22	Change of Address
									05-24-2002	PT	01		00	Meas/Listed-Interior Acces
									01-12-2000	JG			03	Cycl Insp Comp

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	0.440 AC	176,344.00	2.00014	1.0000	5	1.00	0104	0.900	ACROSS FROM TREATMEN		1.0000	317,436.8	139,700
Total Card Land Units					0.44	AC	Parcel Total Land Area					0.44	Total Land Value				139,700

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					
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	02	Oil			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
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	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	226,566
Year Built	1965
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	172,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		76		0.00	3,800
BMT	Basement-Unfi	B	768	26.01	1990		76		0.00	16,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	775	775	775	292.34	226,566
BMT	Basement Area	0	768	0	0.00	0
Ttl Gross Liv / Lease Area		775	1,543	775		226,566

