

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CAPEVEST DEVELOPMENT CORP 791 PITCHER'S WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1210	702,700	702,700
			6 Septic			RES LAND	1210	176,400	176,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_981349_2704167				Plan Ref. 271/83 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 879,100 879,100			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAPEVEST DEVELOPMENT CORP		31174 0348	04-02-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PACHECO, WAYNE J & LUCIEN, NANCY		26146 0343	03-09-2012	U	I	1	1A	2023	1210	702,700	2022	1210	545,600	2021	1210	471,500
LUCIEN, NANCY		24152 0203	11-09-2009	U	I	400,000	1		1210	160,400		1210	118,900		1210	118,900
PACHECO, SHANE M		22056 0121	05-25-2007	Q	I	477,000	00								1210	32,900
FLYNN, EDMUND J JR & IRIS E		21340 0254	09-12-2006	U	I	100	1A	Total 863,100 Total 664,500 Total 623,300								

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	602,300
Appraised Xf (B) Value (Bldg)	67,500
Appraised Ob (B) Value (Bldg)	32,900
Appraised Land Value (Bldg)	176,400
Special Land Value	0
Total Appraised Parcel Value	879,100
Valuation Method	C
Total Appraised Parcel Value	879,100

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
EXPC-23-4	03-20-2023	835	Sid/Wind/Roof/	7,000		100		remove and replace 10 square	04-23-2020	WD			FR	Field Review
20-114	01-14-2020	835	Sid/Wind/Roof/	6,000	06-30-2020	100	06-30-2020	remove old roof add new	04-06-2020	GM	04		FR	Field Review
19-3303	10-10-2019	835	Sid/Wind/Roof/	1,000	06-30-2020	100	06-30-2020	Replace 5 windows	02-14-2020	RB	03		16	In Office Review
19-355	02-04-2019	835	Sid/Wind/Roof/	100,000	06-30-2019	100	06-30-2019	siding, & 2 windows	09-27-2019	SR	01		13	CALL BACK
22893	05-06-1997	OB	Out Building	15,000	06-01-1999	100	06-01-1999		02-23-2018	KM	02		03	Cycl Insp Comp
B31624	02-01-1988	AD	Addition	15,000	01-15-1992	100	01-15-1992	HY GARVOI	03-02-2012	JR	03		15	Abatement Review
B27370	01-02-1985	DW	Dwelling	75,000	08-15-1986	100	08-15-1986	HY	06-25-2008	JR	03		16	In Office Review

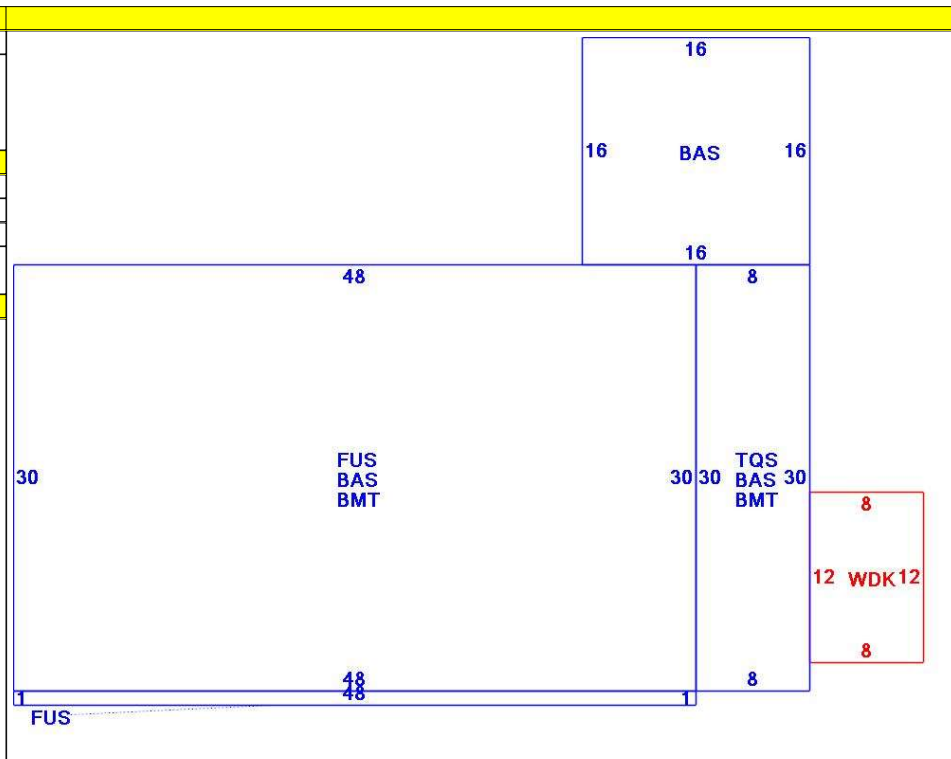
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1210	Rooming Hs/M-0	RC-	4	1.000 AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1210	Rooming Hs/M-0	RC-	4	0.010 AC	14,250.00	1.00000	1.0000	0	1.00	0105	1.000		1.0000	14,250	100

Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value				176,400
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	C	Average			
Stories	2	2 Stories			
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	12	Hardwood			
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	06	6 Bedrooms			
Full Baths	7				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	70	7 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	762,382
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	602,300
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
FGR2	Garage- Avg-	L	784	50.00	1998		79	00	1.00	31,000
BMT	Basement-Unfi	B	1,680	26.01	2000		79		0.00	30,500
WDC	Wood Deck w/	L	96	18.00	1999		60		0.00	1,900
BFA1	Bsmt Fin-Goo	B	1,440	32.56	2000		79		0.00	37,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,936	1,936	1,936	211.54	409,537
BMT	Basement Area	0	1,680	0	0.00	0
FUS	Upper Story	1,488	1,488	1,488	211.54	314,768
TQS	Three Quarter Story	0	240	180	158.65	38,077
WDK	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		3,424	5,440	3,604		762,382



9.25.2019