

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
BIZZOTTO, JOSE DIEGO 731 PITCHERS WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	231,900	231,900		
			6 Septic			RES LAND	1010	135,000	135,000		
SUPPLEMENTAL DATA						Total				366,900	366,900
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 36508-B							
#DL 1 LOT 4		#DL 2		Life Estate							
GIS ID F_981511_2703639		Assoc Pid#		PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BIZZOTTO, JOSE DIEGO		C224180	0	10-26-2020	Q	I	290,000	00	Year	Code	Assessed	Year	Code	Assessed
CARROLL, CHRISTOPHER S & MCPHERSON, PAUL		C187600	0	12-23-2008	U	I	170,000	1	2023	1010	198,600	2022	1010	172,500
MCPHERSON, PAUL		C187558	0	12-17-2008	U	I	0	1A		1010	129,500		1010	95,900
MCPHERSON, PAUL		C182656	0	03-26-2007	U	I	0	1A					1010	2,200
MCPHERSON, PAUL		C182295	0	02-02-2007	U	I	0	1A						
Total									328,100		Total	268,400	Total	231,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
2023	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00								APPRAISED VALUE SUMMARY					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
Appraised Bldg. Value (Card) 209,500 Appraised Xf (B) Value (Bldg) 20,200 Appraised Ob (B) Value (Bldg) 2,200 Appraised Land Value (Bldg) 135,000 Special Land Value 0 Total Appraised Parcel Value 366,900 Valuation Method C Total Appraised Parcel Value 366,900			

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
									12-14-2022	LH	03		22	Change of Address
									12-01-2022	JO			16	In Office Review
									04-23-2020	WD			FR	Field Review
									12-11-2017	KM	02		03	Cycl Insp Comp
									01-17-2001	PT	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	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0104	0.900		1.0000	482,001.0	135,000
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value				135,000

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	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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	258,620
Year Built	1978
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	209,500
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	Wood Decking	L	140	20.00	1997		56		0.00	2,200
BMT	Basement-Unfi	B	912	26.01	1997		81		0.00	20,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	283.58	258,620
BMT	Basement Area	0	912	0	0.00	0
WDK	Wood Deck	0	140	0	0.00	0
Ttl Gross Liv / Lease Area		912	1,964	912		258,620

