

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
MEZZON, PEDRO 27 PINE GROVE AVENUE HYANNIS MA 02601	1 Level	6 Septic	1 Paved			Description	Code	Assessed	Assessed	
		4 Gas				RESIDNTL	1010	258,700	258,700	
		2 Public Water				RES LAND	1010	134,400	134,400	
SUPPLEMENTAL DATA						Total				393,100
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1		#DL 2		#SR						
GIS ID F_984030_2699279		Assoc Pid#		Life Estate						
				PP STATU						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MEZZON, PEDRO BAYRIDGE REALTY LLC BONNER, JEANNE B&BEARSE, WAYNE&	32528	0299	12-09-2019	Q	I	300,000	00	Year	Code	Assessed	Year	Code	Assessed			
	28163	0153	05-23-2014	U	I	114,000	1	2023	1010	227,100	2022	1010	189,600			
	1406	0293	07-03-1968	U		0			1010	128,900		1010	95,500			
Total								356,000		Total		285,100		Total		251,000

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

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					249,600
0104				HYAN	Appraised Xf (B) Value (Bldg)					7,300
					Appraised Ob (B) Value (Bldg)					1,800
					Appraised Land Value (Bldg)					134,400
					Special Land Value					0
					Total Appraised Parcel Value					393,100
					Valuation Method					C
					Total Appraised Parcel Value					393,100

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-01-2020	WD			FR	Field Review
										03-02-2020	SAF			20	Sale Review
										03-10-2015	SR	02		14	Cyclical Inspection
										01-22-2015	AL	03		16	In Office Review
										01-29-2014	JR	03		16	In Office Review
										02-26-2001	SM	01		00	Meas/Listed-Interior Acces
										11-15-1987	ML	01		00	Meas/Listed-Interior Acces

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	08-24-2021	835	Sid/Wind/Roof/	3,279		100		WEATHERIZATION, AIR SEA		05-01-2020	WD			FR	Field Review
20-121	01-17-2020	835	Sid/Wind/Roof/	5,000		100		Replace house siding (new sid		03-02-2020	SAF			20	Sale Review

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	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0104	0.900		1.0000	516,811.3	134,400
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			134,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	03	Gas			
Heat Type	04	Hot Air			
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					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
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	290,272
Year Built	1950
Effective Year Built	2001
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	249,600
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	168	20.00	1990		42		0.00	1,800
BMT	Basement-Unfi	B	180	26.01	2003		86		0.00	7,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	268.77	193,514
BMT	Basement Area	0	180	0	0.00	0
FHS	Half Story	360	720	360	134.39	96,757
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,080	1,788	1,080		290,271

