

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
CHERENFANT, GUILOU 56 PINE GROVE AVENUE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	389,800	389,800	
			6 Septic			RES LAND	1010	136,700	136,700	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID				Plan Ref. 329/12						
Split Zonin				Land Ct#						
BID Parcel				#SR						
ResExpt Q YES:				Life Estate						
#DL 1 LOT 3				PP STATU						
#DL 2				Assoc Pid#						
GIS ID F_984212_2699597						Total 526,500 526,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHERENFANT, GUILOU		30866 0004	10-31-2017	Q	I	343,000	00	Year	Code	Assessed	Year	Code	Assessed
CDW LLC		29762 0227	06-29-2016	U	I	225,000	1	2023	1010	346,300	2022	1010	295,100
M&M REALTY GROUP INC		29762 0156	06-29-2016	U	I	197,500	1		1010	131,200		1010	97,200
MONTEIRO, JOHN J		27148 0064	02-21-2013	U	I	0	1					1010	11,900
MONTEIRO, JOHN J & CAHOON, VIRGIN		11315 0156	03-27-1998	Q	I	95,000	00	Total		477,500	Total		392,300
								Total			Total		347,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2019	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)	343,500	
					Appraised Xf (B) Value (Bldg)	34,400	
					Appraised Ob (B) Value (Bldg)	11,900	
					Appraised Land Value (Bldg)	136,700	
					Special Land Value	0	
					Total Appraised Parcel Value	526,500	
					Valuation Method	C	
					Total Appraised Parcel Value	526,500	

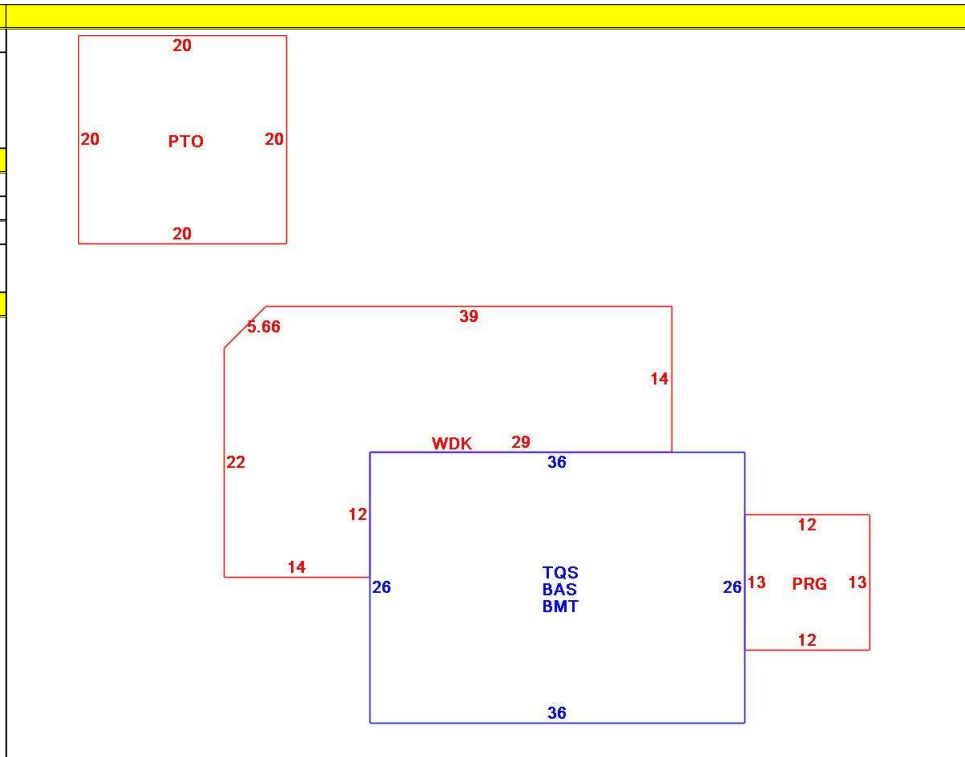
NOTES								BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result									
EXPR-21-1	11-12-2021	835	Sid/Wind/Roof/	18,860		100		Strip and re-roof 11.97 squares	05-01-2020	WD			FR	Field Review									
19-2352	07-23-2019	822	Insulation	3,390		100		air sealing, 2" rigid board to kn	10-25-2018	GC	03		16	In Office Review									
17-3645	12-15-2017	817	Family Apt w C	0	06-30-2018	100	06-30-2018	CREATE FAMILY APARTMEN	01-09-2018	SR	02		03	Cycl Insp Comp									
201308709	12-04-2013	PV	Solar PV Syste	30,000	04-18-2014	100	06-30-2014	SOLAR PV PANELS	05-23-2014	MW	01		02	Bldg Permit Completed									
B28986	03-01-1986	DW	Dwelling	50,000	01-15-1987	100	01-01-1987	HY 11/2 S	03-28-2014	JR	03		16	In Office Review									
									02-22-2013	DR	03		16	In Office Review									
									02-26-2001	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	0.340 AC	176,344.00	2.53383	1.0000	5	1.00	0104	0.900		1.0000	402,134.8	136,700
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value				136,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.66				
Exterior Wall 1	25	Vinyl Siding			
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	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	408,898
Year Built	1986
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	343,500
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	762	20.00	1999		60		0.00	8,300
BMT	Basement-Unfi	B	936	26.01	2001		84		0.00	21,300
PRG1	Pergola-Avg	L	156	18.00	2000		62	C	1.00	1,700
PAT1	Patio- Average	L	400	5.89	2000		81		0.00	1,900
BFA	Bsmt Fin-Avg	B	900	17.36	2001		84		0.00	13,100
SOL2	Solar PV Pane	B	35	725.00	2001		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	264.83	247,881
BMT	Basement Area	0	936	0	0.00	0
PRG	Pergola	0	156	0	0.00	0
PTO	Patio	0	400	0	0.00	0
TQS	Three Quarter Story	608	936	608	172.03	161,017
WDK	Wood Deck	0	762	0	0.00	0
Ttl Gross Liv / Lease Area		1,544	4,126	1,544		408,898

