

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PRADHAN, BISHNU MAN & AMATYA, 326 PITCHER'S WAY HYANNIS MA 02601	1 Level	6 Septic	1 Paved			Description	Code	Assessed	Assessed
		4 Gas				RESIDNTL	1010	379,800	379,800
		2 Public Water				RES LAND	1010	140,800	140,800
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 31 #DL 2 GIS ID F_982642_2699794			Plan Ref. Land Ct# 22825-L #SR Life Estate PP STATU Assoc Pid#			Total 520,600 520,600			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PRADHAN, BISHNU MAN & AMATYA, SH	1,456,554	0	02-14-2022	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed			
GARGILIS, ATHENA	C225609	0	03-16-2021	U	I	1	1F	2023	1010	325,200	2022	1010	274,100			
GARGILIS, ATHENA	C123257	0	05-07-1991	U	V	1	1A		1010	135,200		1010	100,100			
GARGILIS, CHRYSANTHIE	#D29556	0	06-04-1982	U	I	1	A					1010	2,900			
GARGILIS, STEPHEN & CHRYSANTHIE	C72224	0	10-27-1977	U		0		Total		460,400	Total		374,200	Total		333,000

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	327,500
Appraised Xf (B) Value (Bldg)	49,400
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	140,800
Special Land Value	0
Total Appraised Parcel Value	520,600
Valuation Method	C
Total Appraised Parcel Value	520,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

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
201404523	07-15-2014	IN	Insulation	3,700	06-30-2015	100	06-30-2015	IN - R-19 & R-30 CELLULOSE	10-07-2020	CK	03		16	In Office Review
									04-30-2020	WD			FR	Field Review
									10-05-2017	KM	02		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	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0104	0.900		1.0000	293,436.4	140,800
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value				140,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	09	Typical			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 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		414,602
Year Built		1972
Effective Year Built		1992
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		79
RCNLD		327,500
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
FPL1	Fireplace 1 sto	B	2	5000.00	1994		79		0.00	7,900
BFA	Bsmt Fin-Avg	B	800	17.36	1994		79		0.00	11,000
WDC	Wood Decking	L	256	20.00	1996		54		0.00	2,900
FOP	Open Porch-ro	B	108	55.00	1994		79		0.00	4,600
BMT	Basement-Unfi	B	1,352	26.01	1994		79		0.00	25,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,436	1,436	1,436	288.72	414,602
BMT	Basement Area	0	1,352	0	0.00	0
FOP	Open Porch	0	162	0	0.00	0
WDK	Wood Deck	0	256	0	0.00	0
Ttl Gross Liv / Lease Area		1,436	3,206	1,436		414,602

