

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
MELCHER, BRITANY L JOSEPH, LOUNEL 432 PITCHERS WAY		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
HYANNIS MA 02601			4 Gas			RESIDNTL	1010	288,500	288,500	
			2 Public Water			RES LAND	1010	134,700	134,700	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12 #DL 2 GIS ID F_982352_2700795					Plan Ref. 373/10 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		423,200	423,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DEMARCO, MELISSA ANN	35696	122	03-24-2023	Q	I	464,900	00	Year	Code	Assessed	Year	Code	Assessed		
MELCHER, BRITANY L	35496	210	11-21-2022	U	I	1	1F	2023	1010	255,600	2022	1010	214,300		
MELCHER, BRITANY L	34636	078	11-05-2021	U	I	1	1F		1010	129,200		1010	95,700		
BARNABY, BRITANY & CHEEK, WENDY	31640	0046	11-02-2018	Q	I	288,000	00					1010	4,900		
DONELAN, CHRISTOPHER J & MAUREE	23933	0288	07-31-2009	Q	I	190,000	00	Total		384,800	Total		310,000	Total	275,300

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 259,800				
								Appraised Xf (B) Value (Bldg) 23,800				
								Appraised Ob (B) Value (Bldg) 4,900				
								Appraised Land Value (Bldg) 134,700				
								Special Land Value 0				
								Total Appraised Parcel Value 423,200				
								Valuation Method C				
								Total Appraised Parcel Value 423,200				

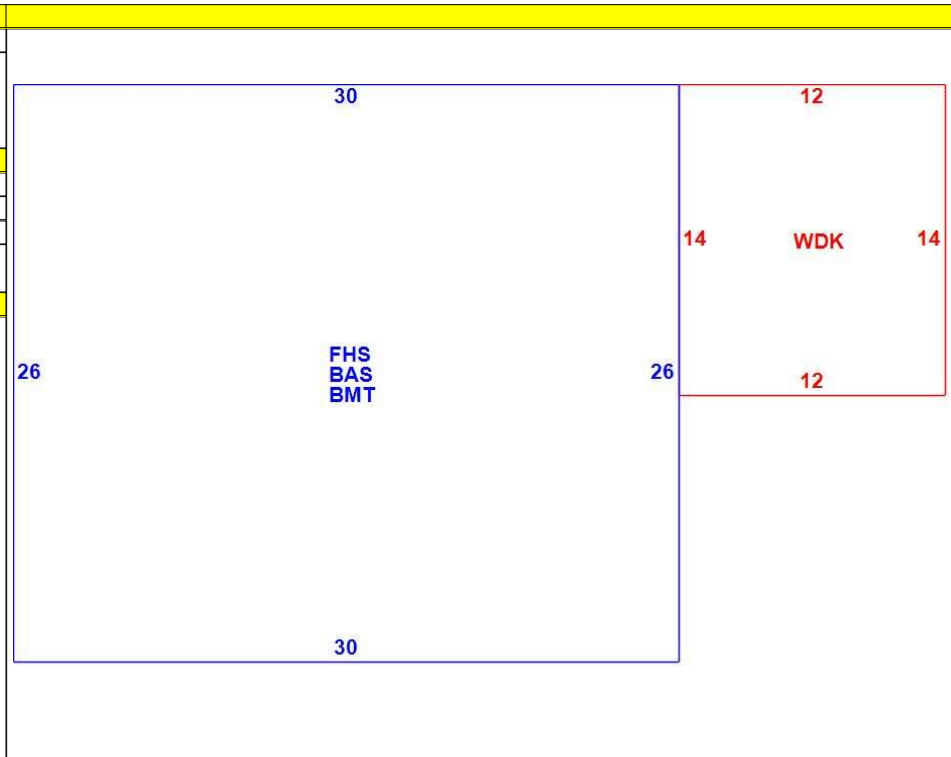
ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0104			HYAN

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	10-07-2021	835	Sid/Wind/Roof/	3,600		100		blown in cellulose and general	04-30-2020	WD			FR	Field Review
200904511	09-25-2009	WD	Wood Deck	1,500	11-12-2009	100	06-30-2010	REPL W 12X14	12-29-2017	KM	02		03	Cycl Insp Comp
200901506	04-10-2009	NR	New Roof	3,000	11-12-2009	100	06-30-2010	OVER 1 LAYER	01-21-2014	JR	03		16	In Office Review
									01-15-2010	NF	03		02	Bldg Permit Completed
									11-12-2009	MK	02		52	New Construction
									10-31-2003	PT	02		01	Meas/Est
									01-06-2000	JG			03	Cycl Insp Comp

LAND LINE VALUATION SECTION													Notes			Location Adjustmen		Adj Unit P		Land Value
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj								
1	1010	Single Fam M-0	RB	4	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0104	0.900				1.0000	498,771.3	134,700	
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value					134,700		

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					
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					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		309,278	
Year Built		1984	
Effective Year Built		1998	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		16	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		84	
RCNLD		259,800	
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000
WDC	Wood Decking	L	168	20.00	2009		80		0.00	3,500
BMT	Basement-Unfi	B	780	26.01	2000		84		0.00	18,800
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	780	780	780	264.34	206,185
BMT	Basement Area	0	780	0	0.00	0
FHS	Half Story	390	780	390	132.17	103,093
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,170	2,508	1,170		309,278

