

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OLIVEIRA, NIVALDO & PATRICIA A S 400 MITCHELLS WAY HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	341,700	341,700
			6 Septic			RES LAND	1010	150,900	150,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 #DL 2 GIS ID F_982729_2701353				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total		492,600	492,600

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OLIVEIRA, NIVALDO & PATRICIA A S		34572 073	10-15-2021	Q	I	435,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROSARIO, JOHN J JR & EDWARD W TR		34572 073	01-04-2021	U	I	435,000	1	2023	1010	294,100	2022	1010	253,000	2021	1010	205,100
ROSARIO, HILDA M TR		21828 0153	03-06-2007	U	I	1	1A		1010	144,800		1010	107,200		1010	101,600
ROSARIO, HILDA M		1088 0335	09-01-1960	U		0		Total		438,900	Total		360,200	Total		309,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

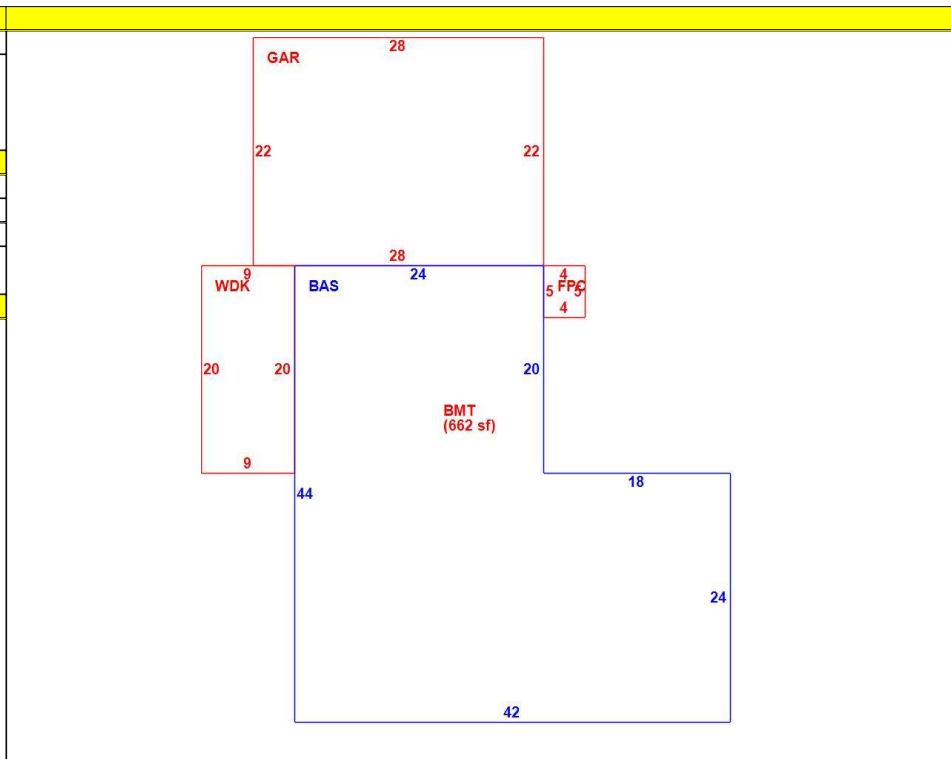
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	299,200
Appraised Xf (B) Value (Bldg)	40,100
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	150,900
Special Land Value	0
Total Appraised Parcel Value	492,600
Valuation Method	C
Total Appraised Parcel Value	492,600

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
BLDR-23-10 B36928	08-24-2023 07-01-1994	839 NR	Solar Panel-Re New Roof	19,796 2,000	01-15-1995	0 100		Installation of roof mounted ph HY REROOF		01-20-2022 05-01-2020 04-01-2015 03-21-2001 10-15-1987	BM WD SR PT ML	03 02 01 01		16 FR 14 00 00	In Office Review Field Review Cyclical Inspection Meas/Listed-Interior Acces 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	0.650 AC	176,344.00	1.46256	1.0000	5	1.00	0104	0.900			1.0000	232,121.6	150,900	
Total Card Land Units					0.65	AC	Parcel Total Land Area					0.65	Total Land Value					150,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	5 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		404,304			
Year Built		1960			
Effective Year Built		1986			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		26			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		74			
RCNLD		299,200			
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	1	5000.00	1988		74		0.00	3,700
WDC	Wood Decking	L	220	20.00	1993		48		0.00	2,400
GAR	Attached Gara	B	616	40.00	1988		74		0.00	15,900
BMT	Basement-Unfi	B	662	26.01	1988		74		0.00	15,100
FOPC	Open Prch-roo	B	20	55.00	1988		74		0.00	1,100
BFA	Bsmt Fin-Avg	B	331	17.36			74		0.00	4,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,488	1,488	1,488	271.71	404,304
BMT	Basement Area	0	662	0	0.00	0
FPC	Open Porch Conc. Floor	0	20	0	0.00	0
GAR	Attached Garage	0	616	0	0.00	0
WDK	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		1,488	2,966	1,488		404,304

