

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
RIBEIRO, LUCAS A 13 DENVER STREET HYANNIS MA 02601		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	281,400	281,400		
			2 Public Water			RES LAND	1010	132,000	132,000		
SUPPLEMENTAL DATA						Total				413,400	413,400
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 93 #DL 2 GIS ID F_984940_2700849		Plan Ref. 424/32 Land Ct# 14034-M #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RIBEIRO, LUCAS A		C221091	0	11-12-2019	Q	I	299,000	00	Year	Code	Assessed	Year	Code	Assessed		
WASHKEVICH, STEPHEN C & NANCY L		C199349	0	01-04-2013	U	I	1	1F	2023	1010	244,500	2022	1010	215,800		
WASHKEVICH, STEPHEN C & NANCY L		C184913	0	12-28-2007	U	I	210,000	1		1010	126,700		1010	93,800		
SANZERI, ANGELA J TR		C178796	0	12-14-2005	U	I	1	1A					1010	2,000		
SANZERI, ANGELA		C168637	0	03-21-2003	Q	I	215,000	00	Total		371,200	Total		309,600	Total	269,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2021	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)	231,900	
					Appraised Xf (B) Value (Bldg)	47,500	
					Appraised Ob (B) Value (Bldg)	2,000	
					Appraised Land Value (Bldg)	132,000	
					Special Land Value	0	
					Total Appraised Parcel Value	413,400	
					Valuation Method	C	
					Total Appraised Parcel Value	413,400	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
201101381										07-08-2020	PK	03		16	In Office Review
69473										05-01-2020	WD			FR	Field Review
										03-02-2020	SAF			20	Sale Review
										01-24-2020	CK	03		16	In Office Review
										07-05-2018	KM	22		22	Change of Address
										03-30-2015	SR	02		14	Cyclical Inspection
										06-10-2011	RB	03		02	Bldg Permit Completed

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
201101381	03-24-2011	AD	Addition	6,000	06-02-2011	100	06-30-2011	FARMRS PRCH		07-08-2020	PK	03		16	In Office Review
69473	06-13-2003	NW	New Windows	3,100	01-29-2004	100	01-01-2004			05-01-2020	WD			FR	Field 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	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0104	0.900		1.0000	573,893.9	132,000
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			132,000	

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					
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	5				
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
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	260,531
Year Built	1978
Effective Year Built	2005
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	231,900
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	2007		89		0.00	4,500
WDC	Wood Decking	L	108	20.00	1997		56		0.00	2,000
FOP	Open Porch-ro	B	252	55.00	2007		89		0.00	9,200
BMT	Basement-Unfi	B	864	26.01	2007		89		0.00	21,300
BFA1	Bsmt Fin-Goo	B	432	32.56	2007		89		0.00	12,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	301.54	260,531
BMT	Basement Area	0	864	0	0.00	0
FOP	Open Porch	0	252	0	0.00	0
WDK	Wood Deck	0	108	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,088	864		260,531

