

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CAPEVEST DEVELOPMENT CORP 791 PITCHERS WAY HYANNIS MA 02601		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1040	150,100	150,100
						RES LAND	1040	124,500	124,500
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 59 #DL 2 GIS ID F_984704_2703992			Plan Ref. Land Ct# 17786-E #SR Life Estate PP STATU Assoc Pid#						
						Total		274,600	274,600

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAPEVEST DEVELOPMENT CORP		C227626	0	09-22-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
PACHECO, WAYNE J		C213440	0	07-07-2017	U	I	100	1F	2023	1040	140,700	2022	1040	164,200			
MARTIN, PAUL & PACHECO, WAYNE		C212026	0	02-03-2017	U	I	1	1F		1040	119,500		1040	88,500			
MARTIN, PAUL		C209184	0	04-08-2016	U	I	118,000	1									
LUCIEN, NANCY		C185878	0	05-06-2008	Q	I	246,000	00									
									Total		260,200	Total		252,700	Total		221,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2018	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			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	150,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	124,500
Special Land Value	0
Total Appraised Parcel Value	274,600
Valuation Method	C
Total Appraised Parcel Value	274,600

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
EXPR-21-1	10-27-2021	835	Sid/Wind/Roof/	3,300		100		Weatherization	05-04-2020	WD			FR	Field Review
201500283	01-15-2015	RW	Repair Work	4,800	06-30-2016	100	06-30-2016	REMOVE SHEETROCK IN BA	01-11-2018	KM	02		03	Cycl Insp Comp
									03-10-2009	TP	02		20	Sale Review
									02-28-2001	SM	01		00	Meas/Listed-Interior Acces
									09-15-1987	ML	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	1040	Two Family	RB	4	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0104	0.900		1.0000	778,153.1	124,500
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			124,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C-	Average Minus			
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	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	217,567
Year Built	1945
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	150,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

24	60	BAS	24
	60		

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,440	1,440	1,440	151.09	217,567	
Ttl Gross Liv / Lease Area		1,440	1,440	1,440		217,567	

