

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PRUKALA, GERALD R & CAROL J TR PRUKALA REV LIVING TRUST OF 07 10 BREAKWATER SHORES DR		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
						RESIDNTL	1010	743,600	743,600
HYANNIS MA 02601		SUPPLEMENTAL DATA				RES LAND	1010	463,900	463,900
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_987819_2695771		Plan Ref. 165/111 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total	1,207,500

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PRUKALA, GERALD R & CAROL J TRS		22644 0265	02-01-2008	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
PRUKALA, GERALD R & CAROL J		8982 0344	12-31-1993	Q	I	120,000	U	2023	1010	655,200	2022	1010	554,100
GITLIN, ALLEN ET AL		1915 0063	08-10-1973	U		0			1010	326,500	2021	1010	251,900
								Total		981,700	Total		831,200
								Total			Total		748,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0110				HYAN			
NOTES				Appraised Bldg. Value (Card) 589,200			
				Appraised Xf (B) Value (Bldg) 72,000			
				Appraised Ob (B) Value (Bldg) 82,400			
				Appraised Land Value (Bldg) 463,900			
				Special Land Value 0			
				Total Appraised Parcel Value 1,207,500			
				Valuation Method C			
				Total Appraised Parcel Value 1,207,500			

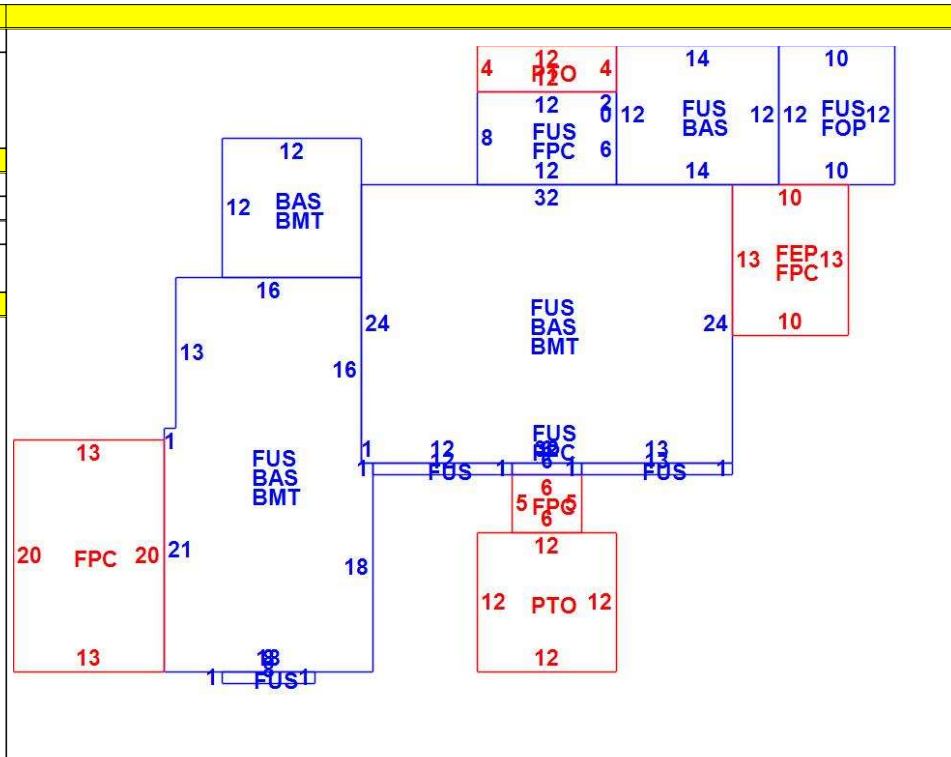
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-4034	12-17-2019	804	Addn Alt-Res	100,000	06-30-2022	100	06-30-2022	construction of a livingroom 12	09-01-2022	JO			16	In Office Review
19-3255	10-11-2019	830	Pool - Inground	55,400	06-23-2020	100	06-30-2020	INGROUND VINYL LINER SW	05-16-2022	TR	03		02	Bldg Permit Completed
18-2547	08-07-2018	804	Addn Alt-Res	25,000	01-08-2020	100	06-30-2020	construct screen porch 10'x13'	06-08-2021	SR	02		13	CALL BACK
16-2269	09-12-2016	804	Addn Alt-Res	25,000	06-30-2017	100	06-30-2017	consturct screen porch 13'6" x	06-08-2021	SR	02		02	Bldg Permit Completed
201501345	03-20-2015	DG	Detached Gara	30,000	09-16-2015	100	06-30-2016	ONE CAR UNFINISHED GAR	06-23-2020	SR	02		13	CALL BACK
201500588	02-05-2015	PV	Solar PV Syste	29,320	09-16-2015	100	06-30-2016	ROOFTOP SOLAR ARRAY LA	05-11-2020	WD			FR	Field Review
200706030	10-23-2007	RE	Remodel	60,000	06-30-2009	100	06-30-2009	ENCL 2NDFL EXIST DECKS	02-25-2020	SR	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	0.270 AC	176,344.00	3.14262	1.0000	5	1.00	0110	3.100		1.0000	1,717,978	463,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	15	15 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	41	4 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		736,515
			Year Built		1965
			Effective Year Built		1993
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		20
			Depreciation %		0
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		80
			Percent Good		80
			RCNLD		589,200
			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
FOP	Open Porch-ro	B	120	55.00	1990		80		0.00	5,000
BMT	Basement-Unfi	B	768	26.01	1990		80		0.00	17,700
FOPC	Open Prch-roo	B	392	55.00	1990		80		0.00	11,800
PATC	Conc Pavers	L	144	15.46	2009		90		0.00	2,300
PAT2	Patio-Good	L	48	9.94	1995		76		0.00	500
GEN	Emergency Ge	L	1	5550.00	2008		78		0.00	4,300
BMT	Basement-Unfi	B	583	26.01			100		0.00	18,800
PATC	Conc Pavers	L	260	15.46	2015		96		0.00	4,000
FGR6	Gar w/Lft Avg	L	388	60.00	2015		96	C	1.00	22,300
SOL2	Solar PV Pane	B	31	725.00	1990		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,663	1,663	1,663	214.29	356,364
BMT	Basement Area	0	1,495	0	0.00	0
FEP	Enclosed Porch	0	130	0	0.00	0
FOP	Open Porch	0	120	0	0.00	0
FPC	Open Porch Conc. Floor	0	522	0	0.00	0
FUS	Upper Story	1,774	1,774	1,774	214.29	380,150
PTO	Patio	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		3,437	5,896	3,437		736,514



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FOPC	Open Prch-roo	B	130	55.00			100		0.00	5,500
FEP	Enclosed porc	B	130	70.00	1990		80		0.00	7,800
SPL2	Pool Vinyl	L	264	55.00	2020		100	C	1.00	17,300
SPC1	Pool Cover-Au	L	264	17.53	2020		100		0.00	4,600
PATF	Flagstone Pav	L	907	30.00	2020		100		0.00	24,700
SPH1	Pool Heater <	L	1	2434.00	2020		100		0.00	2,400
BMT	Basement-Unfi	B	144	26.01			80		0.00	5,400
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