

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>		
SIGUENCIA, CARLOS  87 NAUTICAL ROAD  HYANNIS MA 02601			1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		RESIDNTL 1040 341,900 RES LAND 1040 176,400	
				4 Gas									
			6 Septic										
SUPPLEMENTAL DATA							Total					518,300	518,300
Alt Prcl ID			Split Zonin			Plan Ref. 246/94							
BID Parcel			ResExpt Q YES:			Land Ct#							
#DL 1 LOT 19			#DL 2			Life Estate							
GIS ID F_985641_2696552			Assoc Pid#			PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SIGUENCIA, CARLOS	27889	0093	12-17-2013	U	I	220,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HENNEMUTH, JEFFREY & ANGELA NAC	24439	0290	03-25-2010	U	I	220,000	1	2023	1040	322,800	2022	1040	375,100	2021	1040	313,600	
COLELLA, ALEX	9471	0203	12-05-1994	Q	I	125,000	U		1040	160,400		1040	118,900		1040	118,900	
STABILE, AMERICUS L	4865	0234	12-31-1985	Q	I	159,900	U								1040	7,500	
PELUSO, CARMIN M, DOROTHYA	1870	0197	05-31-1973	U		0											
Total								483,200		Total		494,000		Total		440,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2016	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	305,200	
					Appraised Xf (B) Value (Bldg)	29,200	
					Appraised Ob (B) Value (Bldg)	7,500	
					Appraised Land Value (Bldg)	176,400	
					Special Land Value	0	
					Total Appraised Parcel Value	518,300	
					Valuation Method	C	
					Total Appraised Parcel Value	518,300	

NOTES										VISIT / CHANGE HISTORY						
										Date	Id	Type	Is	Cd	Purpost/Result	
										10-08-2020	CK	03		16	In Office Review	
										05-07-2020	WD			FR	Field Review	
										02-12-2018	SR	02		03	Cycl Insp Comp	
										09-22-2015	GC	03		16	In Office Review	
										03-07-2002	PT	01		00	Meas/Listed-Interior Acces	

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments									

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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1040	Two Family	RB	4	0.040	AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	100
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value				176,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C	Average			
Stories	2	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	04	Hot Air			
AC Type	01	None			
Bedrooms	06	6 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 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		386,325
Year Built		1972
Effective Year Built		1992
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		79
RCNLD		305,200
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
WDC	Wood Decking	L	520	20.00	1996		54		0.00	5,300
FEP	Enclosed porc	B	32	70.00	1994		79		0.00	3,300
BMT	Basement-Unfi	B	1,352	26.01	1994		79		0.00	25,900
PAT1	Patio- Average	L	520	5.89	1993		74		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,352	1,352	1,352	137.58	186,008	
BMT	Basement Area	0	1,352	0	0.00	0	
FEP	Enclosed Porch	0	32	0	0.00	0	
FUS	Upper Story	1,456	1,456	1,456	137.58	200,316	
PTO	Patio	0	520	0	0.00	0	
WDK	Wood Deck	0	520	0	0.00	0	
Ttl Gross Liv / Lease Area		2,808	5,232	2,808		386,324	

10	52	WDK	PTO	10				
26	52	FUS	BAS	BMT	26			
2	28	FUS		2				
		2	2	2	2	16	FUS	2
		2	FEP	2				

