

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MIYAGUSUKU, ALTAIR F & SHINZO P O BOX 1823 HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1040	284,100	284,100
			6 Septic			RES LAND	1040	151,600	151,600
SUPPLEMENTAL DATA						Total 435,700 435,700			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 6 #DL 2 GIS ID F_986334_2697498				Plan Ref. 209/23 Land Ct# #SR Life Estate PP STATU Assoc Pid#					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MIYAGUSUKU, ALTAIR F & SHINZO		13601 0193	03-01-2001	Q	I	182,800	00	Year	Code	Assessed	Year	Code	Assessed
PACHECO, SHANE M		12349 0027	06-18-1999	Q	I	129,000	00	2023	1040	271,800	2022	1040	311,700
CHAMSARIAN, E MATTHEW		10726 0282	04-30-1997	Q	I	112,000	00		1040	137,800		1040	102,100
MCCARTAN, DAVID M		10726 0281	04-30-1997	U	I	1	1A						
MCCARTAN, DAVID M & GERALDINE & B		3266 0284	04-09-1981	U		0		Total		409,600	Total		413,800
								Total		369,300	Total		369,300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	5C	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
0105			Batch HYAN

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	251,600
Appraised Xf (B) Value (Bldg)	32,500
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	151,600
Special Land Value	0
Total Appraised Parcel Value	435,700
Valuation Method	C
Total Appraised Parcel Value	435,700

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
5379	06-01-1995	AD	Addition	30,000	01-15-1996	100	12-31-1996	HY REPAIR	05-07-2020	WD			FR	Field Review
									09-25-2017	SR	02		03	Cycl Insp Comp
									05-07-2013	JR	02		03	Cycl Insp Comp
									03-11-2002	PT	01		00	Meas/Listed-Interior Acces
									06-15-1988	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	0.330 AC	176,344.00	2.60499	1.0000	5	1.00	0105	1.000		1.0000	459,376.1	151,600	
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value					151,600

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	02	Wall Brd/Wood			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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	326,751
Year Built	1969
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	251,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

26	42	FUS BAS BMT	26
2	42	42 FUS	2

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
FPL3	Fireplace 2 sto	B	2	7000.00	1992		77		0.00	10,800
BMT	Basement-Unfi	B	1,092	26.01	1992		77		0.00	21,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,092	1,092	1,092	144.07	157,324	
BMT	Basement Area	0	1,092	0	0.00	0	
FUS	Upper Story	1,176	1,176	1,176	144.07	169,426	
Ttl Gross Liv / Lease Area		2,268	3,360	2,268		326,750	

