

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PEREIRA, LEONARDO LUIZ DAMOIA DA COSTA, KATIA LILIAN MIRANDA 98 BACON ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	369,000	369,000
			6 Septic			RES LAND	1010	131,000	131,000
SUPPLEMENTAL DATA									
Alt Prcl ID			Plan Ref.						
Split Zonin			Land Ct# 18327-A						
BID Parcel			#SR						
ResExpt Q YES:			Life Estate						
#DL 1 LOTS 57 & 58			PP STATU						
#DL 2									
GIS ID F_986390_2702381			Assoc Pid#						
						Total		500,000	500,000

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PEREIRA, LEONARDO LUIZ DAMOIA		C224993	0	01-06-2021	U	I	380,000	T	Year	Code	Assessed	Year	Code	Assessed
EDWARD CP HOLDINGS LLC		C216170	0	05-15-2018	U	I	1	1B	2023	1010	322,500	2022	1010	275,200
CABRAL, MARK & CHRISTA		C187997	0	02-26-2009	U	I	146,000	1		1010	125,700		1010	93,100
VARELLA, RICARDO MALTA		C160547	0	02-01-2001	Q	I	164,500	00					1010	4,500
WASILEWSKI, PATRICIA B &		C104557	0	12-15-1985	U	I	1	A						
						Total		448,200	Total		368,300	Total		314,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0104				HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	319,900
Appraised Xf (B) Value (Bldg)	44,600
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	131,000
Special Land Value	0
Total Appraised Parcel Value	500,000
Valuation Method	C
Total Appraised Parcel Value	500,000

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
18-2203	08-06-2018	822	Insulation	1,800		100		36 Sq Ft R-49 cellulose to attic INSULATE	07-15-2022	EG	03		16	In Office Review
201202869	05-16-2012	IN	Insulation	2,400		100			12-21-2021	BM	03		16	In Office Review
									05-05-2020	WD			FR	Field Review
									10-26-2017	SR	02		03	Cycl Insp Comp
									02-28-2013	TR	03		16	In Office Review
									03-05-2009	DR	03		16	In Office Review
									06-10-2003	PT	02		01	Meas/Est

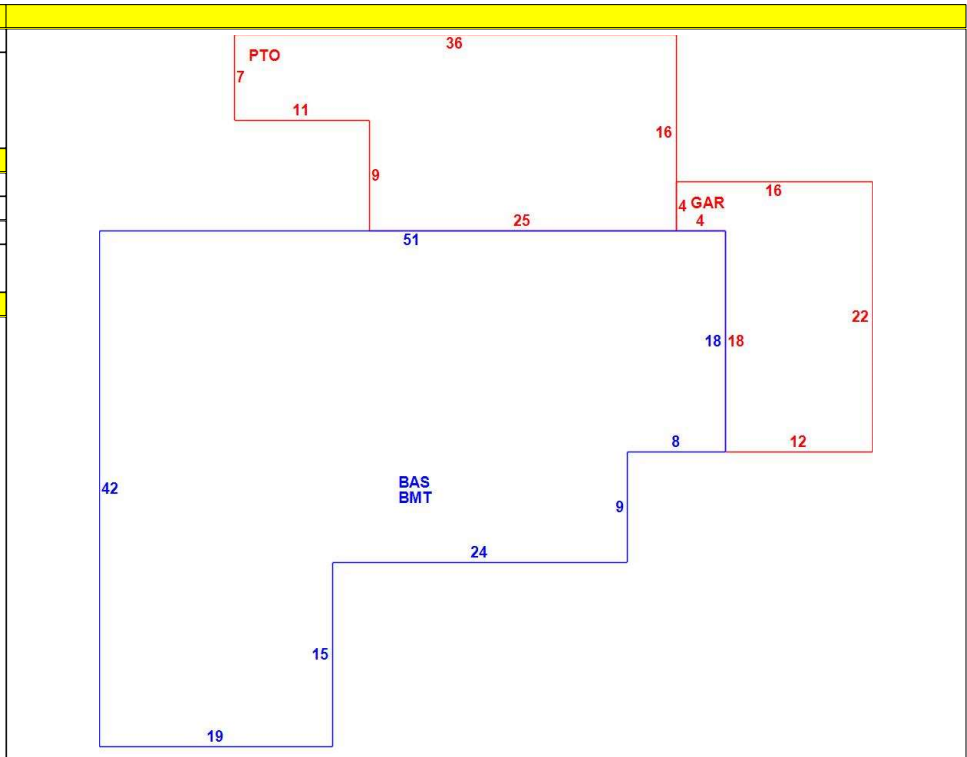
LAND LINE VALUATION SECTION

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	0.220	AC	176,344.00	3.75053	1.0000	5	1.00	0104	0.900		1.0000	595,249.1	131,000

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	07	Asbest 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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	426,597
Year Built	1963
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	319,900
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	1989		75		0.00	3,800
GAR	Attached Gara	B	280	40.00	1989		75		0.00	9,500
BMT	Basement-Unfi	B	1,590	26.01	1989		75		0.00	27,700
PAT2	Patio-Good	L	477	9.94	2017		98		0.00	4,500
BRR	Bsmt Rec Rm-	B	600	8.05			75		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,590	1,590	1,590	268.30	426,597
BMT	Basement Area	0	1,590	0	0.00	0
GAR	Attached Garage	0	280	0	0.00	0
PTO	Patio	0	477	0	0.00	0
Ttl Gross Liv / Lease Area		1,590	3,937	1,590		426,597

