

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
BATISTA, DEIWSON T P 285 HINCKLEY ROAD HYANNIS MA 02601		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	294,700	294,700	
			2 Public Water			RES LAND	1010	129,900	129,900	
SUPPLEMENTAL DATA						Total				424,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 133-O #DL 2 GIS ID F_986327_2703541				Plan Ref. Land Ct# 11519-G-1 #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BATISTA, DEIWSON T P		C227798	0	10-06-2021	U	I	120,000	1	Year	Code	Assessed	Year	Code	Assessed	
285 HINCKLEY ROAD LLC		C192174	0	08-13-2010	U	I	120,000	1	2023	1010	252,200	2022	1010	219,200	
DELAZARI, CARLA S & BATISTA, DEIWS		C174073	0	08-16-2004	Q	I	290,000	00		1010	124,700		1010	92,300	
MESSIAS, MARCELLO D & ROSANE M		C162348	0	08-02-2001	Q	I	102,000	00					1010	8,600	
CHRISTENSEN, BRUCE M		C59673	0	08-17-1973	U		0								
Total										376,900		Total	311,500	Total	265,900

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
Total			0.00										
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				
0104							HYAN		267,000				
NOTES								Appraised Xf (B) Value (Bldg)					
								19,100					
								Appraised Ob (B) Value (Bldg)					
								8,600					
								Appraised Land Value (Bldg)					
								129,900					
								Special Land Value					
								0					
								Total Appraised Parcel Value					
								424,600					
								Valuation Method					
								C					
								Total Appraised Parcel Value					
								424,600					

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	
17-838	04-10-2017	822	Insulation	1,500		100		Weatherization	07-16-2020	CK	22		22	Change of Address	
									05-05-2020	WD			FR	Field Review	
									10-21-2019	CK	22		22	Change of Address	
									10-16-2017	SR	02		03	Cycl Insp Comp	
									05-14-2003	PT	02		01	Meas/Est	
									03-14-2001	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	1010	Single Fam M-0	RB	4	0.210 AC	176,344.00	3.89789	1.0000	5	1.00	0104	0.900		1.0000	618,632.3	129,900
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			129,900

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	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	04	4 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 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	360,791
Year Built	1950
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	267,000
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	1988		74		0.00	3,700
BRR	Bsmt Rec Rm-	B	280	8.05	1988		74		0.00	1,700
WDC	Wood Deck w/	L	312	18.00	1990		42		0.00	2,300
BMT	Basement-Unfi	B	572	26.01	1988		74		0.00	13,700
PRG1	Pergola-Avg	L	60	18.00	2017		96	C	1.00	1,000
PAT2	Patio-Good	L	562	9.94	2017		98		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,292	1,292	1,292	279.25	360,791
BMT	Basement Area	0	572	0	0.00	0
PTO	Patio	0	562	0	0.00	0
WDK	Wood Deck	0	312	0	0.00	0
Ttl Gross Liv / Lease Area		1,292	2,738	1,292		360,791

