

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PISACANO, CHARLES & MARGO						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
73 HARBOR BLUFFS ROAD						RESIDNTL	1010	1,708,500	1,708,500		
HYANNIS MA 02601		SUPPLEMENTAL DATA				RES LAND	1010	1,833,300	1,833,300	VISION	
Alt Prcl ID		Split Zonin		Plan Ref.							
#DL 1 LOT 26		#DL 2		Land Ct# 7615-B-2							
GIS ID F_990181_2697146		Assoc Pid#						Total		3,541,800	3,541,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PISACANO, MARGO TR	C234481	0	11-16-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PISACANO, CHARLES & MARGO	C163231	0	10-26-2001	U	I	100	1A	2023	1010	1,505,500	2022	1010	1,250,100	2021	1010	1,047,500
PISACANO, CHARLES J	C142876	0	12-04-1996	Q	I	350,000	00		1010	1,666,600		1010	938,200		1010	913,500
GELINAS, MARIE T	C51914	0	04-15-1981	U		0		Total		3,172,100	Total		2,188,300	Total		1,979,100

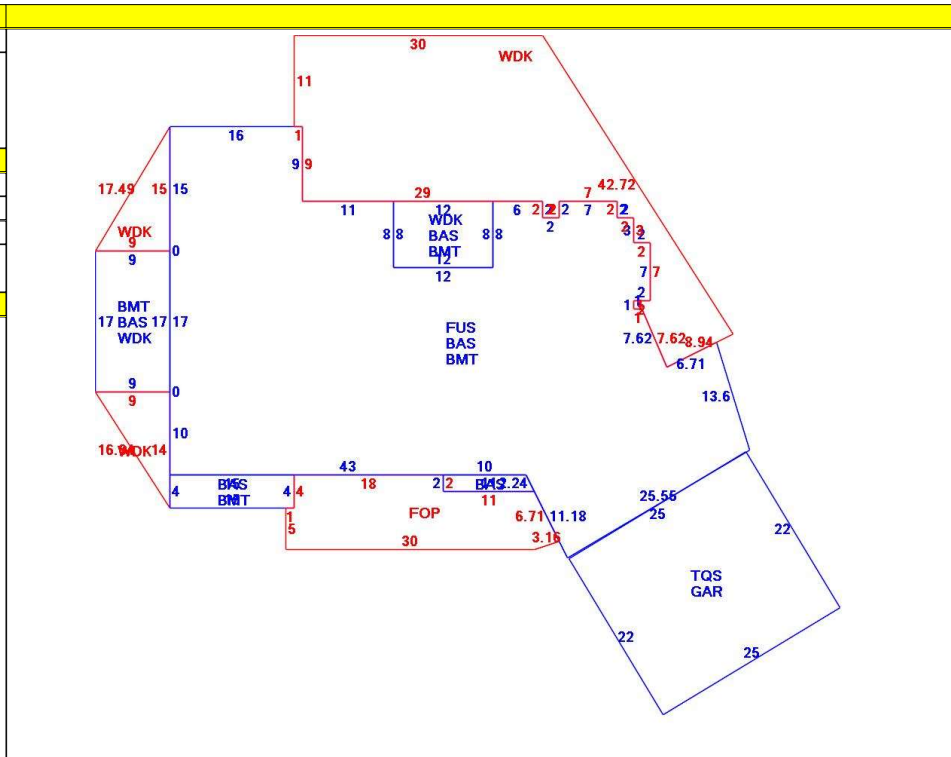
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2014	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0118				HYAN				
NOTES				Appraised Bldg. Value (Card)				1,604,500
				Appraised Xf (B) Value (Bldg)				85,900
				Appraised Ob (B) Value (Bldg)				18,100
				Appraised Land Value (Bldg)				1,833,300
				Special Land Value				0
				Total Appraised Parcel Value				3,541,800
				Valuation Method				C
				Total Appraised Parcel Value				3,541,800

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	
EXPR-23-7	06-05-2023	835	Sid/Wind/Roof/	14,000		100		Remove the existing flat roofin	05-12-2020	WD			FR	Field Review	
60777	05-01-2002	RE	Remodel	344,707	03-11-2005	100	01-01-2005		03-15-2017	JR	03		03	Cycl Insp Comp	
56810	10-24-2001	NS	New Siding	6,000	01-01-2002	100			03-19-2015	JR	03		03	Cycl Insp Comp	
									11-19-2013	GC	03		16	In Office Review	
									05-13-2010	DR	22		22	Change of Address	
									03-11-2005	MF	01		00	Meas/Listed-Interior Acces	
									06-22-2004	MF	02		13	CALL BACK	

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	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0118	12.500		1.0000	7,970,731	1,833,300
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			1,833,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A	Luxury			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
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	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	5				
Half Baths	1				
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	51	5 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type			Code		Description
Condo Flr					Factor%
Condo Unit					
Building Value New					1,910,149
Year Built					1974
Effective Year Built					1998
Depreciation Code					G
Remodel Rating					
Year Remodeled					
Depreciation %					16
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					
Percent Good					84
RCNLD					1,604,500
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
FPLG	Gas Fireplace	B	5	2500.00	2000		84		0.00	10,500
WDC	Wood Decking	L	1,218	20.00	2011		84		0.00	18,100
FOP	Open Porch-ro	B	254	55.00	2000		84		0.00	8,800
GAR	Attached Gara	B	550	40.00	2000		84		0.00	16,600
BMT	Basement-Unfi	B	2,508	26.01	2000		84		0.00	45,000
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,529	2,529	2,529	375.57	949,817
BMT	Basement Area	0	2,508	0	0.00	0
FOP	Open Porch	0	255	0	0.00	0
FUS	Upper Story	2,199	2,199	2,199	375.57	825,878
GAR	Attached Garage	0	550	0	0.00	0
TQS	Three Quarter Story	358	550	358	244.46	134,454
WDK	Wood Deck	0	1,218	0	0.00	0
Ttl Gross Liv / Lease Area		5,086	9,809	5,086		1,910,149

