

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RODRIGUEZ, FAUSTO K  77 RIDGEWOOD AVE  HYANNIS MA 02601		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	247,600	247,600
<b>SUPPLEMENTAL DATA</b>						RES LAND	1010	123,400	123,400
Alt Prcl ID		Split Zonin		Plan Ref. 9/119					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 POR		#DL 2 11 & 12		Life Estate					
GIS ID F_989026_2702918				PP STATU					
				Assoc Pid#					
						Total		371,000	371,000

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RODRIGUEZ, FAUSTO K		34380 208	08-13-2021	Q	I	380,000	00	Year	Code	Assessed	Year	Code	Assessed
PMG REALTY INC		31554 0196	09-25-2018	Q	I	265,000	00	2023	1010	212,500	2022	1010	178,100
ALJ REALTY CORP		31552 0156	09-25-2018	U	I	191,000	1		1010	118,400		1010	87,700
MCLEAN, STANISLAUS A JR ESTATE OF		BA18P08 0	04-19-2018	U	I	0	1F					1010	5,100
MCLEAN, STANISLAUS A JR		20179 0020	08-22-2005	U	I	1	1A	Total		330,900	Total		265,800
								Total			Total		233,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	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
0104			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	217,200
Appraised Xf (B) Value (Bldg)	25,300
Appraised Ob (B) Value (Bldg)	5,100
Appraised Land Value (Bldg)	123,400
Special Land Value	0
Total Appraised Parcel Value	371,000
Valuation Method	C
Total Appraised Parcel Value	371,000

NOTES							

**LAND LINE VALUATION SECTION**

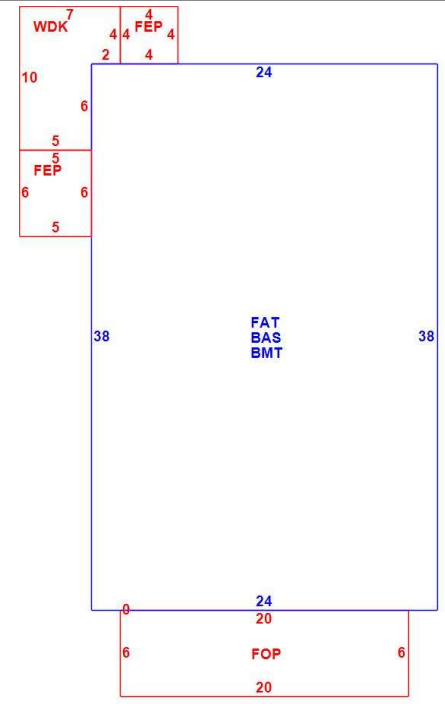
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-11	02-01-2022	835	Sid/Wind/Roof/	4,316		100		Insulation and Weatherization	08-31-2022	TR	22		22	Change of Address
61702	06-10-2002	RW	Repair Work	1,600	09-19-2002	100	01-01-2003		08-05-2022	EG	03		16	In Office Review
40802	08-31-1999	NR	New Roof	3,000	01-01-2000	100	01-01-2000		05-12-2020	WD			FR	Field Review
									11-07-2017	KM	02		03	Cycl Insp Comp

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	DN	4	0.150	AC	176,344.00	5.18399	1.0000	5	1.00	0104	0.900		1.0000	822,750.5	123,400
Total Card Land Units					0.15	AC	Parcel Total Land Area					0.15	Total Land Value			123,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.4				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	09	Typical			
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	00	Typical			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	314,784
Year Built	1927
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	217,200
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
FGR2	Garage- Avg-	L	400	50.00	1930		11	00	1.00	2,200
FOP	Open Porch-ro	B	120	55.00	1979		69		0.00	4,300
UST	Utility Storage-	B	16	17.11	1979		69		0.00	300
BMT	Basement-Unfi	B	912	26.01	1979		69		0.00	17,200
FEP	Enclosed porc	B	46	70.00	1979		69		0.00	3,500
WDC	Wood Decking	L	58	20.00	2017		96		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	300.08	273,673
BMT	Basement Area	0	912	0	0.00	0
FAT	Attic, Finished	137	912	137	45.08	41,111
FEP	Enclosed Porch	0	46	0	0.00	0
FOP	Open Porch	0	120	0	0.00	0
WDC	Wood Deck	0	58	0	0.00	0
Ttl Gross Liv / Lease Area		1,049	2,960	1,049		314,784

