

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BRITO, MANUEL J								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA  <b>VISION</b>		
657 YARMOUTH ROAD				<b>SUPPLEMENTAL DATA</b>				RESIDNTL	0101	76,050	76,050			
HYANNIS MA 02601				Alt Prcl ID				RESIDNTL	0104	80,050	80,050			
				Split Zonin				RES LAND	0104	84,600	84,600			
				Plan Ref. 22/83				RESIDNTL	013H	76,050	76,050			
				Land Ct#				COMMERC.	031G	80,050	80,050			
				#SR				COM LAND	031G	84,600	84,600			
				Life Estate				Total					481,400	481,400
				PP STATU										
				Assoc Pid#										

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BRITO, MANUEL J							30195	0100	12-28-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BRITO, MANUEL J JR & STEVEN M							30137	0034	12-05-2016	U	I	0	1	2023	0101	74,150	2022	0101	46,350	2021	0101	46,350
BRITO, MANUEL J ESTATE OF							BA15	0	07-17-2015	U	I	0	1A		0104	80,050		0104	69,950		0104	68,800
BRITO, MANUEL J							0676	0425	08-22-1947	U		0			0104	84,600		0104	84,600		0104	84,600
															013H	74,150		013H	46,350		0104	1,150
															031G	80,050		031G	80,050		031G	80,050
														Total	477,600	Total	401,800	Total	401,800	Total	401,800	

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			
CI09				HYAN			

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	309,900		
												Appraised Xf (B) Value (Bldg)	0		
												Appraised Ob (B) Value (Bldg)	2,300		
												Appraised Land Value (Bldg)	169,200		
												Special Land Value	0		
												Total Appraised Parcel Value	481,400		
												Valuation Method	C		
												Total Appraised Parcel Value	481,400		

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
										11-16-2021	BM	03		16	In Office Review
										05-06-2020	GM	04		FR	Field Review
										01-04-2019	SR	02		03	Cycl Insp Comp
										07-17-2015	AL	22		22	Change of Address
										02-13-2013	TP	03		16	In Office Review
										02-03-2012	DR	22		22	Change of Address

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	031G	MU GARAGE	B	4		0.150	AC	330,000.00	3.41750	C	1.00	CI09	1.000		0	1,127,775	169,200
Total Card Land Units						0.15	AC	Parcel Total Land Area: 0.15						Total Land Value		169,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C-	Average Minus			
Stories	2				
Occupancy	0.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	08	Typical			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	06	Typical			
Heating Type	09	Typical			
AC Type	01	None			
Size Adj Tbl	031G	MU GARAGE			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	0332				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031G	MU GARAGE	50
0104	Mix Use 2 Fam	50
		0

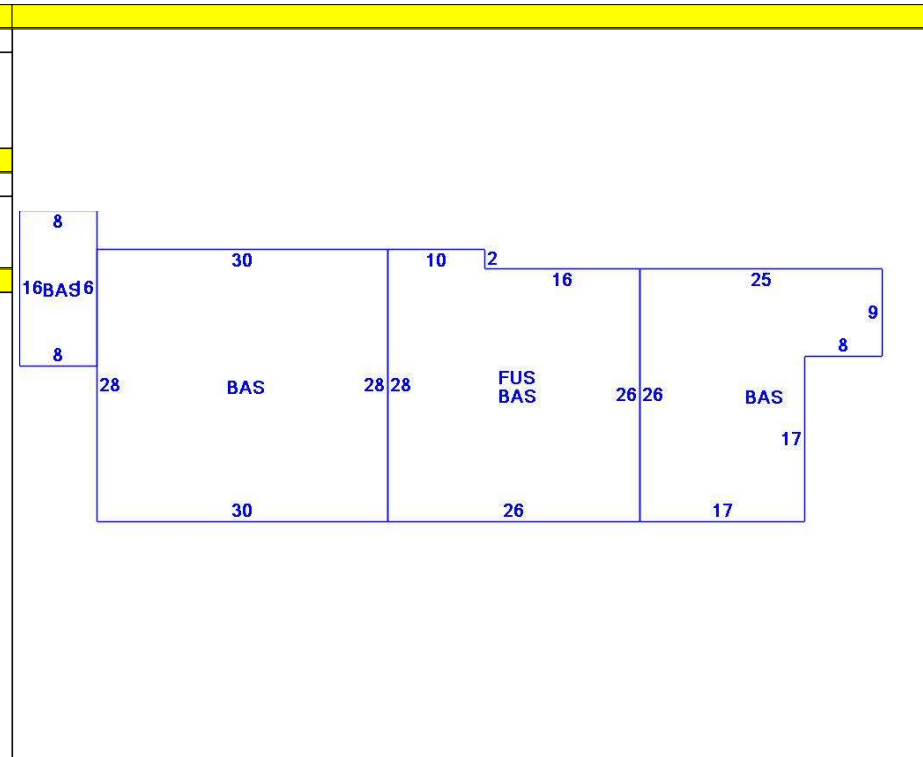
COST / MARKET VALUATION		
RCN		242,822
Year Built		1910
Effective Year Built		1974
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		65
RCNLD		157,800
Dep % Ovr		
Dep Ovr Comment		
Misc 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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	1,500	3.00	1985		32		0.00	1,400
SGN2	DOUBLE SIDE	L	9	39.53	2010		82		0.00	300
SPO2	SIGN POST ST	L	9	73.02	2010		91		0.00	600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,178	2,178	2,178	85.53	186,286
FUS	Upper Story	696	696	661	81.23	56,536
Ttl Gross Liv / Lease Area		2,874	2,874	2,839		242,822



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRITO, MANUEL J								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
657 YARMOUTH ROAD				<b>SUPPLEMENTAL DATA</b>				RESIDNTL	0101	76,050	76,050	
HYANNIS MA 02601								RESIDNTL	0104	80,050	80,050	
Alt Prcl ID				Plan Ref. 22/83				RES LAND	0104	84,600	84,600	
Split Zonin				Land Ct#				RESIDNTL	013H	76,050	76,050	
ResExpt Q				Life Estate				COMMERC.	031G	80,050	80,050	
#DL 1 LOTS 5, 6 & UNNUM				PP STATU				COM LAND	031G	84,600	84,600	<b>VISION</b>
#DL 2				Assoc Pid#				Total		481,400	481,400	
GIS ID F_992811_2707725												

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	Year	Code	Assessed						
BRITO, MANUEL J	30195	0100	12-28-2016	U	I	100	1A	2023	0101	74,150	2022	0101	46,350	2021	0101	46,350		
BRITO, MANUEL J JR & STEVEN M	30137	0034	12-05-2016	U	I	0	1		0104	80,050		0104	69,950		0104	68,800		
BRITO, MANUEL J ESTATE OF	BA15P05	0	07-17-2015	U	I	0	1A		0104	84,600		0104	84,600		0104	84,600		
BRITO, MANUEL J	0676	0425	08-22-1947	U		0			013H	74,150		013H	46,350		0104	1,150		
Total										477,600		Total	401,800		Total	401,800		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

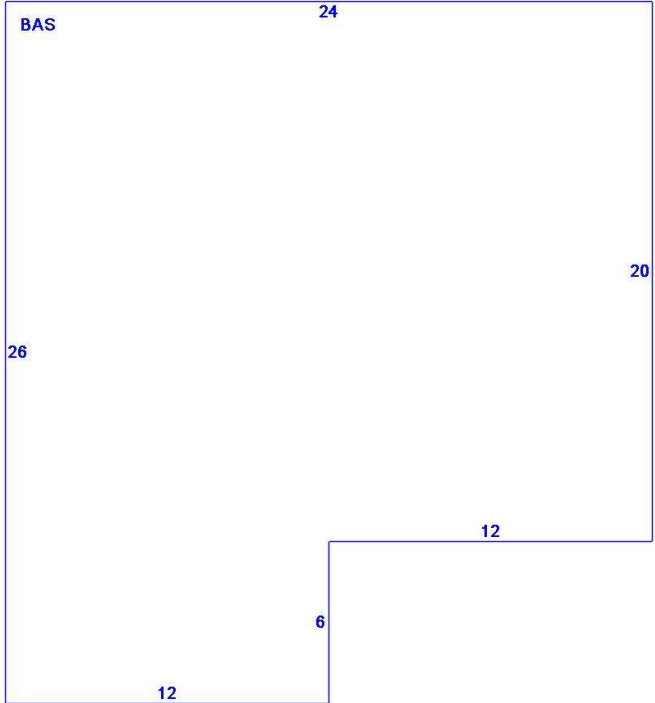
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES			
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APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			309,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,300
Appraised Land Value (Bldg)			169,200
Special Land Value			0
Total Appraised Parcel Value			481,400
Valuation Method			C
Total Appraised Parcel Value			481,400

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

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	
2	013H	RES PART MU	B	4	0.000	AC	0.00	1.00000	1.0000	0	1.00	1.000			0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.15	Total Land Value					0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	36	Cottage									
Model	01	Residential									
Grade:	C-	Average Minus									
Stories	1	1 Story									
Exterior Wall 1	14	Wood Shingle				<b>CONDO DATA</b>					
Exterior Wall 2						Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	20	Typical				<b>COST / MARKET VALUATION</b>					
Interior Floor 2						Building Value New			109,951		
Heat Fuel	01	None				Year Built			1940		
Heat Type	01	None				Effective Year Built			1969		
AC Type	01	None				Depreciation Code			P		
Bedrooms	01	1 Bedroom				Remodel Rating					
Full Baths	1					Year Remodeled					
Half Baths	0					Depreciation %			39		
Extra Fixtures						Functional Obsol			0		
Total Rooms	3	3 Rooms				External Obsol			0		
Bath Style						Trend Factor			1		
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good			61		
Accessory Apt	09	Blk/Pour Ftgs				RCNLD			67,100		
Foundation Alt						Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	10	1 Full-0 Half				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	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	552	552	552	199.19	109,951					
Ttl Gross Liv / Lease Area		552	552	552	109,951						



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HYANNIS MA 02601				Alt Prcl ID				RESIDNTL	0104	80,050	80,050			
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				Plan Ref. 22/83				RESIDNTL	013H	76,050	76,050			
				Land Ct#				COMMERC.	031G	80,050	80,050			
				#SR				COM LAND	031G	84,600	84,600			
				Life Estate				Total					481,400	481,400
				PP STATU										
				Assoc Pid#										

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BRITO, MANUEL J JR & STEVEN M							30137	0034	12-05-2016	U	I	0	1	2023	0101	74,150	2022	0101	46,350	2021	0101	46,350
BRITO, MANUEL J ESTATE OF							BA15P05	0	07-17-2015	U	I	0	1A		0104	80,050		0104	69,950		0104	68,800
BRITO, MANUEL J							0676	0425	08-22-1947	U		0			0104	84,600		0104	84,600		0104	84,600
														013H	74,150		013H	46,350		0104	1,150	
														Total	477,600		Total	401,800		Total	401,800	

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																

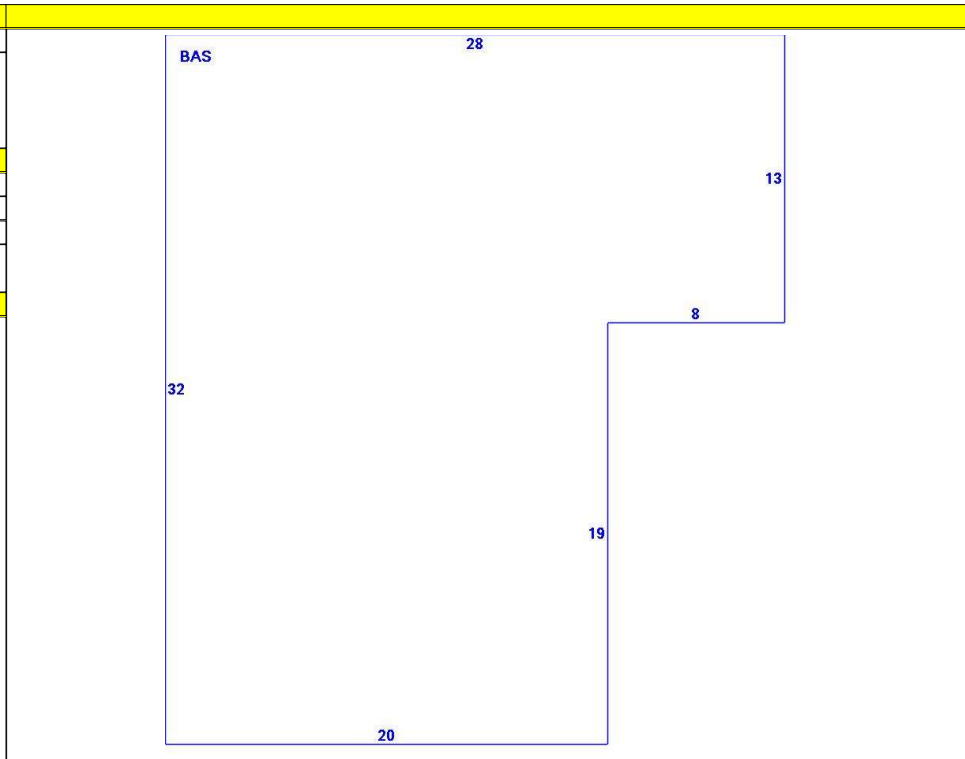
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
CI09				HYAN							

NOTES												APPRAISED VALUE SUMMARY					
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												Appraised Ob (B) Value (Bldg)	2,300				
												Appraised Land Value (Bldg)	169,200				
												Special Land Value	0				
												Total Appraised Parcel Value	481,400				
												Valuation Method	C				
												Total Appraised Parcel Value	481,400				

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		

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	
3	013H	RES PART MU	B	4	0 SF	0.00	1.00000	1.0000	5	1.00	CI09	1.000		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.15	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable/Hip			B
Roof Cover	03	Asph/F Gls/Cmp			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	20	Typical	Condo Unit		
Interior Floor 2			<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Building Value New		139,367
Heat Type	04	Hot Air			
AC Type	01	None	Year Built		1910
Bedrooms	01	1 Bedroom	Effective Year Built		1969
Full Baths	1		Depreciation Code		P
Half Baths	0		Remodel Rating		
Extra Fixtures			Year Remodeled		
Total Rooms	3	3 Rooms	Depreciation %		39
Bath Style			Functional Obsol		0
Kitchen Style			External Obsol		0
Occupancy			Trend Factor		1
Usrflid 105			Condition		
Accessory Apt			Condition %		
Foundation Alt	09	Blk/Pour Ftgs	Percent Good		61
Rms Prts			RCNLD		85,000
Bath Split	10	1 Full-0 Half	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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	744	744	744	187.32	139,367
Ttl Gross Liv / Lease Area		744	744	744		139,367

