

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FERREIRA, ROBSON R & DAIANA M								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
169 MEGAN ROAD								RESIDENTL	1010	891,800	891,800	
HYANNIS MA 02601								RES LAND	1010	301,300	301,300	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref. 395/84						VISION
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT 4						PP STATU						
#DL 2												
GIS ID F_955166_2723691						Assoc Pid#						
									Total	1,193,100	1,193,100	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FERREIRA, ROBSON R & DAIANA M							35240	230	07-11-2022	U	V	410,000	1P	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SEMINARA, ANNE I							19425	0054	01-10-2005	U	V	100,000	1B	2023	1300	298,200	2022	1300	191,400	2021	1300	203,400
GREGORY, PAULA JR							12527	0180	09-09-1999	U	V	100,000	1									
SEMINARA CONSTRUCTION CORP							4492	0059	04-15-1985	U	I	166,250	N									
									Total		298,200		Total		191,400		Total		203,400			

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)				725,400							
0108								WBARNS	Appraised Xf (B) Value (Bldg)				138,300							
								Appraised Ob (B) Value (Bldg)				28,100								
								Appraised Land Value (Bldg)				301,300								
								Special Land Value				0								
								Total Appraised Parcel Value				1,193,100								
								Valuation Method				C								
								Total Appraised Parcel Value				1,193,100								

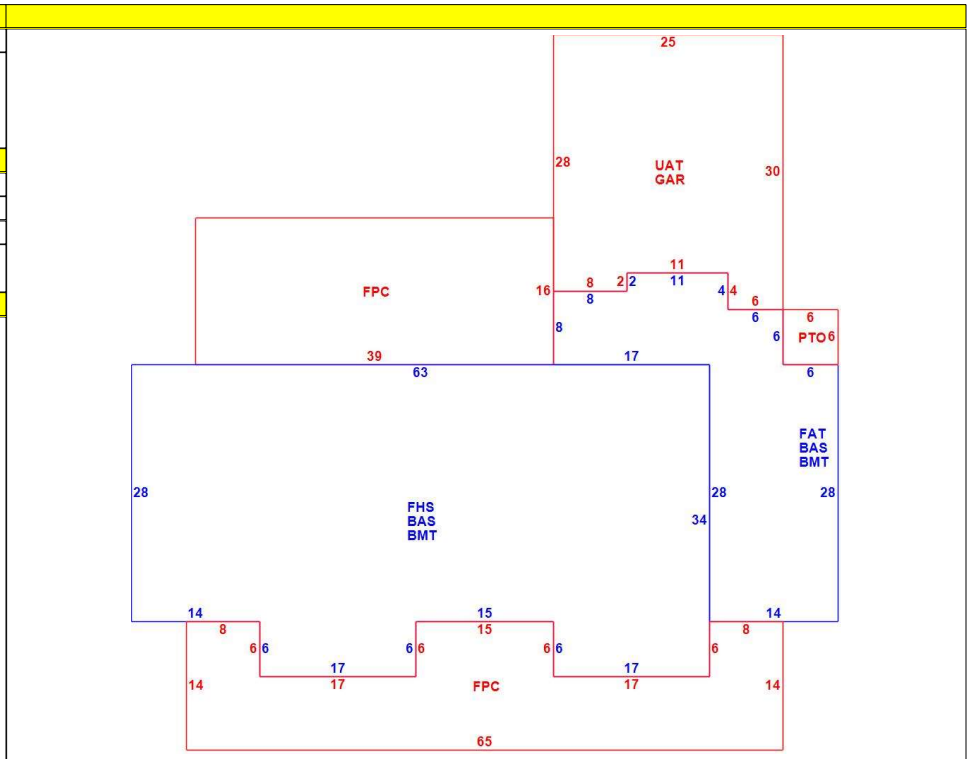
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-37	03-15-2023	830	Pool - Inground	45,920	06-30-2023	50		Construction vinyl liner pool 16		07-27-2023	SR	01		13	CALL BACK
BLDR-22-13	12-14-2022	824	New Cons1-2fa	800,000	06-30-2023	80		Construction of a single family		06-29-2023	TR	02		20	Sale Review
										03-17-2023	SR	01	6	13	CALL BACK
										05-19-2020	DM			FR	Field Review
										05-12-2020	SR	02		03	Cycl Insp Comp
										02-15-2011	JR	03		15	Abatement Review

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	RF	5	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0108	1.700				1.0000	299,784.8	299,800		
1	1010	Single Fam M-0	RF	5	0.060	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700				1.0000	24,225	1,500		
					Total Card Land Units	1.06	AC	Parcel Total Land Area					1.06						Total Land Value	301,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	23	Pre-cast Concr			
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	23	Laminate			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	03				
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	31	3 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	906,715
Year Built	2022
Effective Year Built	2019
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	80
Percent Good	80
RCNLD	725,400
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	1	2500.00	2023		80		0.00	2,000
GAR	Attached Gara	B	690	40.00	2023		80		0.00	18,600
BMT	Basement-Unfi	B	2,570	26.01	2023		80		0.00	43,800
FOPC	Open Prch-roo	B	1,330	55.00	2023		80		0.00	37,700
BFA1	Bsmt Fin-Goo	B	1,390	32.56	2023		80		0.00	36,200
PATF	Flagstone Pav	L	36	30.00	2023		100		0.00	1,500
SPL2	Pool Vinyl	L	512	55.00	2023		50	C	1.00	14,100
PATC	Conc Pavers	L	1,968	15.46	2023		50		0.00	12,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,570	2,570	2,570	244.20	627,594
BMT	Basement Area	0	2,570	0	0.00	0
FAT	Attic, Finished	90	602	90	36.51	21,978
FHS	Half Story	984	1,968	984	122.10	240,293
FPC	Open Porch Conc. Floor	0	1,330	0	0.00	0
GAR	Attached Garage	0	690	0	0.00	0
PTO	Patio	0	36	0	0.00	0
UAT	Attic, Unfinished	0	690	69	24.42	16,850
Ttl Gross Liv / Lease Area		3,644	10,456	3,713		906,715



11/28/2023