

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
CEVOLO, JANAINA 135 W MAIN STREET HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	496,300	496,300		
			6 Septic			RES LAND	1010	160,400	160,400		
SUPPLEMENTAL DATA						Total				656,700	656,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 47 #DL 2 GIS ID F_960211_2701084				Plan Ref. 326/71 Land Ct# #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)					
CEVOLO, JANAINA	35196	112	06-17-2022	Q	I	680,000	00	Year	Code	Assessed	Year	Code	Assessed
DOPRADO, DANIEL V & MARYANNE B	30996	0002	12-29-2017	Q	I	365,000	00	2023	1010	395,200	2022	1010	346,700
MASELLI, LILLIAN P TR	11935	0209	12-22-1998	U	I	1	1A		1010	145,800		1010	108,000
MASELLI, LILLIAN	11935	0203	12-22-1998			0						1010	3,900
MASELLI, GEORGE P & LILLIAN	5885	0064	06-15-1987	Q	I	185,000	U	Total		541,000	Total		454,700
								Total		394,900	Total		394,900

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int						
2024	N5C	NO RESIDENTIAL EXEMPTION												
Total			0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				OSTVIL	Appraised Bldg. Value (Card)	415,700	
					Appraised Xf (B) Value (Bldg)	76,700	
					Appraised Ob (B) Value (Bldg)	3,900	
					Appraised Land Value (Bldg)	160,400	
					Special Land Value	0	
					Total Appraised Parcel Value	656,700	
					Valuation Method	C	
					Total Appraised Parcel Value	656,700	

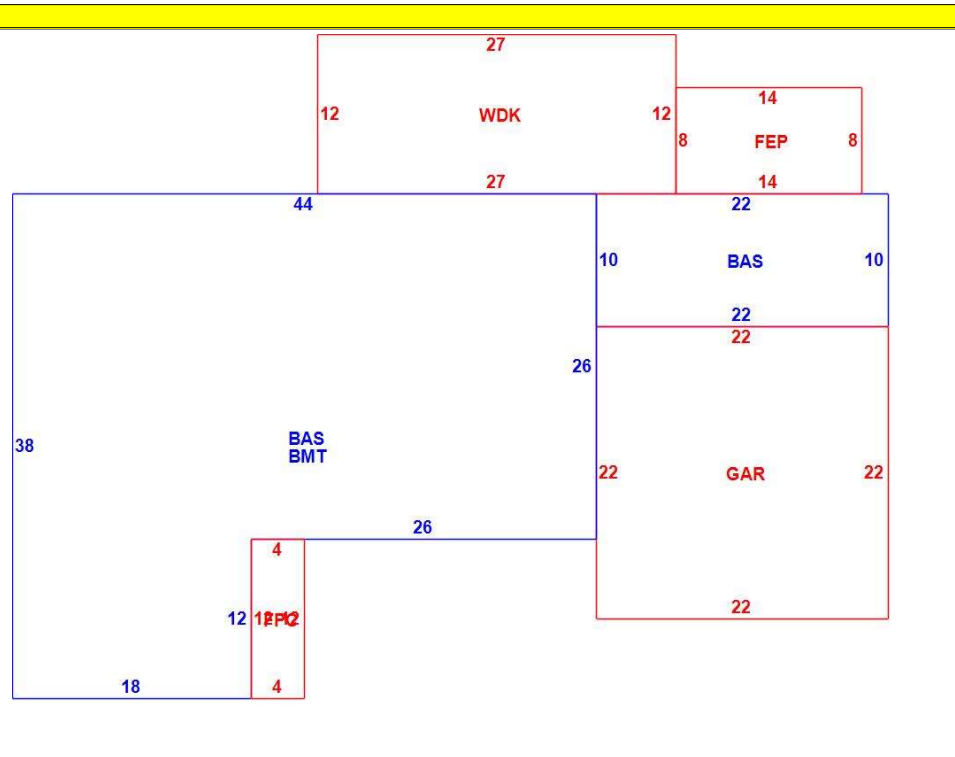
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SM-23-26	03-10-2023	834	Sheet Metal	42,860	05-24-2023	100	06-30-2023	New HVAC system Installation	05-24-2023	SR	02		02	Bldg Permit Completed
BLDR-22-94	08-03-2022	839	Solar Panel-Re	7,632	05-24-2023	100	06-30-2023	Install of roof mounted PV sola	05-07-2020	LS			FR	Field Review
BLDR-22-86	07-25-2022	804	Addn Alt-Res	7,000	05-24-2023	100	06-30-2023	Finish basement for recreation	03-09-2017	KM	02		03	Cycl Insp Comp
20-2280	08-19-2020	822	Insulation	4,133	06-30-2021	100	06-30-2021	Air Sealing, Blown in Cellulose						
B29072	03-01-1986	DW	Dwelling	70,000	01-15-1987	100		OS 1 STOR						

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	RC	3	0.540	AC	176,344.00	1.68474	1.0000	5	1.00	0105	1.000		1.0000	297,086.7	160,400
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			160,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	08	Wood on Sheath			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 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	494,896
Year Built	1986
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	415,700
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	2	5000.00	2001		84		0.00	8,400
WDC	Wood Decking	L	324	20.00	1999		60		0.00	3,900
FOPC	Open Prch-roo	B	48	55.00	2001		84		0.00	2,400
FEP	Enclosed porc	B	112	70.00	2001		84		0.00	7,500
GAR	Attached Gara	B	484	40.00	2001		84		0.00	15,200
BMT	Basement-Unfi	B	1,360	26.01	2001		84		0.00	27,700
BFA1	Bsmt Fin-Goo	B	568	32.56	2001		84		0.00	15,500
SOL1	Solar PV Pane	B	22	860.00	2001		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,580	1,580	1,580	313.23	494,896
BMT	Basement Area	0	1,360	0	0.00	0
FEP	Enclosed Porch	0	112	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
WDK	Wood Deck	0	324	0	0.00	0
Ttl Gross Liv / Lease Area		1,580	3,908	1,580		494,896

