

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHALUPKA, BRUCE K TR BRUCE K CHALUPKA TRUST 102 SETTLERS LANE								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
HYANNIS MA 02601							4	RESIDNTL	1010	667,400	667,400	
				<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	146,700	146,700	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 24 #DL 2 GIS ID F_981172_2706972				Plan Ref. 610/94 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		814,100	814,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CHALUPKA, BRUCE K TR				36618	217	10-16-2024	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
CHALUPKA, BRUCE K				34979	018	03-16-2022	U	I	789,900	1	2025	1010	667,400	2024	1010	623,500
TONDRAVI, HASSAN & SHEEHY, JEAN A				32117	0322	06-26-2019	Q	I	515,000	00		1010	146,700		1010	146,700
COSTA, ANTHONY J & NICOLINA R				30224	0256	01-10-2017	Q	I	487,000	00	Total		814,100	Total		770,200
MORIN, MARTHA M TR				23898	0177	07-17-2009	U	V	1	1B	Total		814,100	Total		691,100

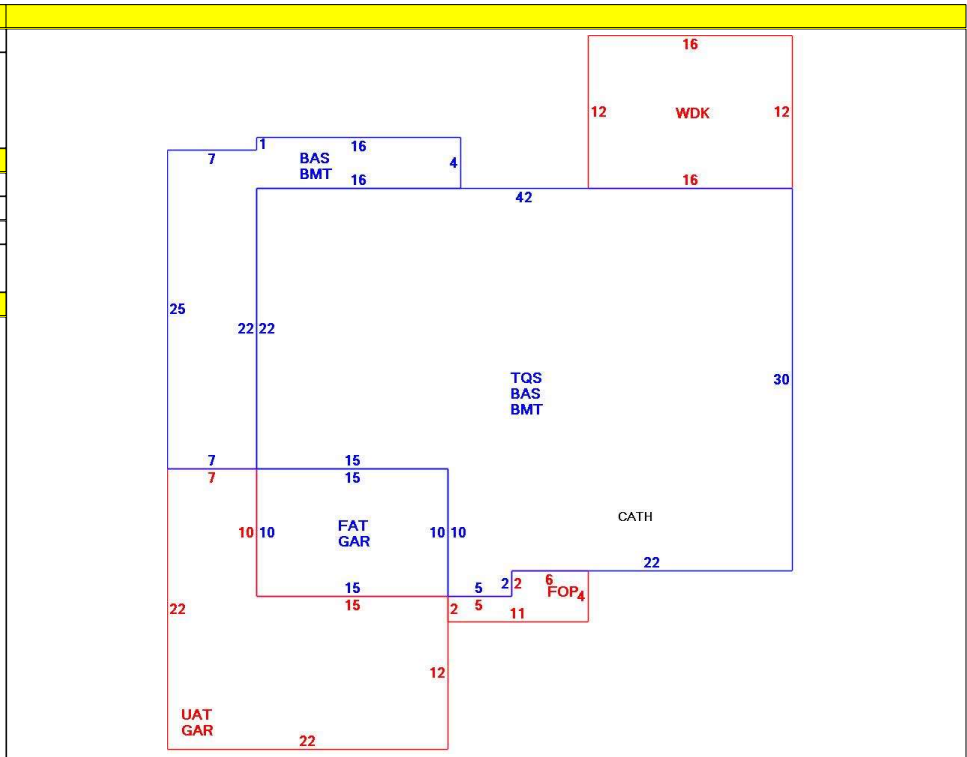
EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2025	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00	This signature acknowledges a visit by a Data Collector or Assessor			

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)			609,200
0106				HYAN	Appraised Xf (B) Value (Bldg)			53,900
<b>NOTES</b>				Appraised Ob (B) Value (Bldg)				4,300
				Appraised Land Value (Bldg)				146,700
				Special Land Value				0
				Total Appraised Parcel Value				814,100
				Valuation Method				C
				Total Appraised Parcel Value				814,100

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-22-50	05-13-2022	839	Solar Panel-Re	18,559	11-18-2022	100	11-18-2022	COMPLETED 11-18-2022 Roo	07-11-2024	EG	03		16	In Office Review
201402620	05-22-2014	DW	Dwelling	185,000	03-21-2017	100	06-30-2017	DW 3BD 3BTH	05-10-2023	JO	03		02	Bldg Permit Completed
									06-08-2022	BM	03		16	In Office Review
									05-23-2022	BM	22		22	Change of Address
									04-28-2020	WD			FR	Field Review
									03-02-2020	SAF			20	Sale Review
									04-11-2017	JR	01		02	Bldg Permit Completed

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-	4	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			146,700	

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New	641,213	
			Year Built	2015	
			Effective Year Built	2017	
			Depreciation Code	A	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	5	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	95	
			RCNLD	609,200	
			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
WDC	Wood Decking	L	192	20.00	2015		92		0.00	4,300
FPLG	Gas Fireplace	B	1	2500.00	2017		95		0.00	2,400
BMT	Basement-Unfi	B	1,389	26.01	2017		95		0.00	31,800
GAR	Attached Gara	B	484	40.00	2017		95		0.00	17,200
FOP	Open Porch-ro	B	34	55.00	2017		95		0.00	2,500
SOL1	Solar PV Pane	B	27	860.00	2022		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,389	1,389	1,389	292.39	406,131
BMT	Basement Area	0	1,389	0	0.00	0
FAT	Attic, Finished	23	150	23	44.83	6,725
FOP	Open Porch	0	34	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
TQS	Three Quarter Story	748	1,150	748	190.18	218,708
UAT	Attic, Unfinished	0	334	33	28.89	9,649
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		2,160	5,122	2,193		641,213

