

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TEJADA, MANUEL D PINEDA & IDA A 42 GREENBRIER LANE HYANNIS MA 02601	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed
		4 Gas				RESIDNTL	1010	427,700	427,700
		6 Septic			4	RES LAND	1010	146,700	146,700
SUPPLEMENTAL DATA									
Alt Prcl ID			Plan Ref. 337/29						
Split Zonin			Land Ct#						
BID Parcel			#SR						
ResExpt Q			Life Estate						
#DL 1 LOT 15			PP STATU						
#DL 2			Assoc Pid#						
GIS ID F_980060_2698231						Total 574,400 574,400			

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TEJADA, MANUEL D PINEDA & IDAA	31487	0111	08-24-2018	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed
FAVILLA, SANTO & CHRISTINA	15356	0201	07-12-2002	Q	I	245,000	00	2025	1010	427,700	2024	1010	404,600
THEODOR, LAURA J	11503	0104	06-16-1998	Q	I	131,000	00		1010	146,700	2023	1010	362,700
DOYLE, FRANCIS E, & MICHELLE A TRS	7987	0183	04-15-1992	U	I	1	1F						133,300
DOYLE, FRANCIS E	7417	0023	01-15-1991	U	I	1	1A						
Total								574,400	Total	551,300	Total	496,000	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch HYAN

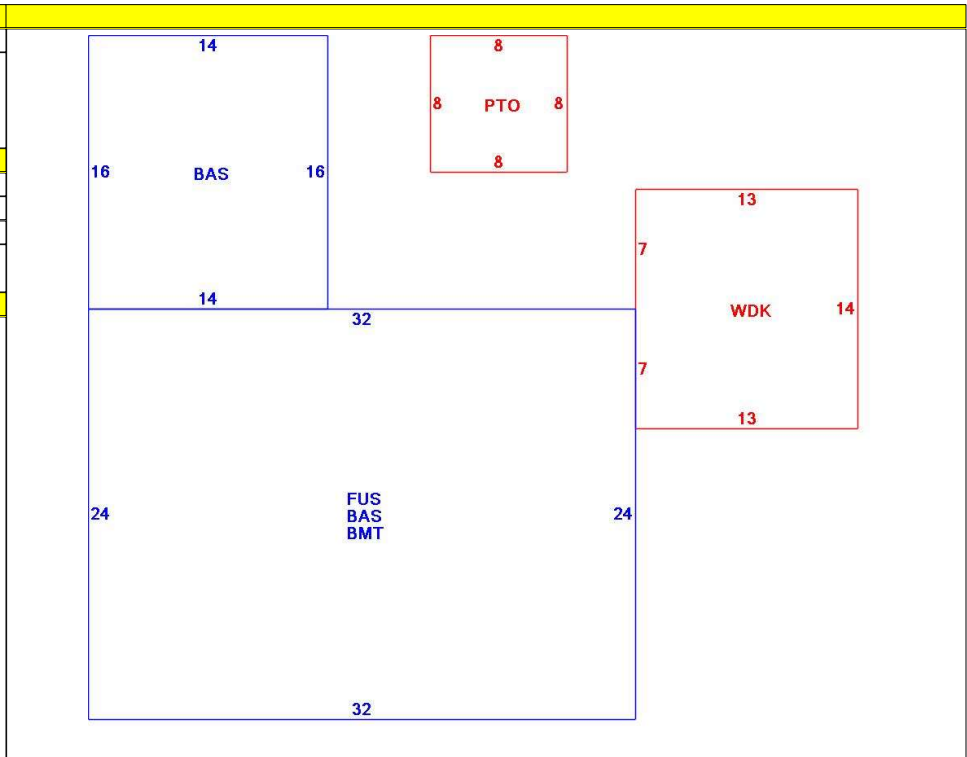
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	387,600
Appraised Xf (B) Value (Bldg)	36,900
Appraised Ob (B) Value (Bldg)	3,200
Appraised Land Value (Bldg)	146,700
Special Land Value	0
Total Appraised Parcel Value	574,400
Valuation Method	C
Total Appraised Parcel Value	574,400

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
BLDR-21-10	08-30-2021	804	Addn Alt-Res	8,060	06-30-2022	100	06-30-2022	200 feet @ 8 feet high cedar f	10-21-2024	AG	22		22	Change of Address
EXPR-21-1	08-06-2021	835	Sid/Wind/Roof/	5,000	06-30-2022	100	06-30-2022	reroof	06-30-2020	TR	02		02	Bldg Permit Completed
19-1617	05-31-2019	804	Addn Alt-Res	1,500	12-27-2019	100	12-27-2019	Change of Use from Sun Roo	05-21-2020	WD			FR	Field Review
18-3137	03-01-2019	804	Addn Alt-Res	9,000	12-27-2019	100	12-27-2019	finish basement to create offic	08-01-2019	SR	02		13	CALL BACK
B27027	09-01-1984	AD	Addition	0	09-15-1984	100	12-31-1984	HY	02-05-2018	SR	02		03	Cycl Insp Comp
									01-14-2013	DR	22		22	Change of Address
									02-27-2003	PT	02		01	Meas/Est

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	RB	4	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0105	1.000		1.0000	637,659.9	146,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			CONDO DATA		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New				461,437	
Year Built				1979	
Effective Year Built				2004	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				16	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				84	
RCNLD				387,600	
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	182	20.00	1998		58		0.00	2,600
BMT	Basement-Unfi	B	768	26.01	2002		84		0.00	18,600
PAT2	Patio-Good	L	64	9.94	1993		74		0.00	600
BFA1	Bsmt Fin-Goo	B	668	32.56	2002		84		0.00	18,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	992	992	992	262.18	260,083
BMT	Basement Area	0	768	0	0.00	0
FUS	Upper Story	768	768	768	262.18	201,354
PTO	Patio	0	64	0	0.00	0
WDK	Wood Deck	0	182	0	0.00	0
Ttl Gross Liv / Lease Area		1,760	2,774	1,760		461,437

