

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>
DA CUNHA, LUCELIA  92 PITCHERS WAY  HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	299,600	299,600	
			6 Septic		4	RES LAND	1010	147,800	147,800	
<b>SUPPLEMENTAL DATA</b>						Total				447,400
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 37 #DL 2 GIS ID F_979625_2697589				Plan Ref. 139/11 Land Ct# #SR Life Estate ROBERT C RICCI PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DA CUNHA, LUCELIA		34984 211	03-18-2022	Q	I	405,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RICCI, STEPHEN R TR		34984 207	01-17-2022	U	I	0	1F	2025	1010	299,600	2024	1010	286,600	2023	1010	252,200
RICCI, ROBERT C		29348 0342	12-21-2015	U	I	10	1A		1010	147,800		1010	147,800		1010	134,400
RICCI, ROBERT C		22407 0067	10-16-2007	U	I	1	1A									
RICCI, ROBERT C & STEPHEN R		15809 0116	10-28-2002	U	I	100	1A									
Total								447,400		Total		434,400		Total		386,600

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													

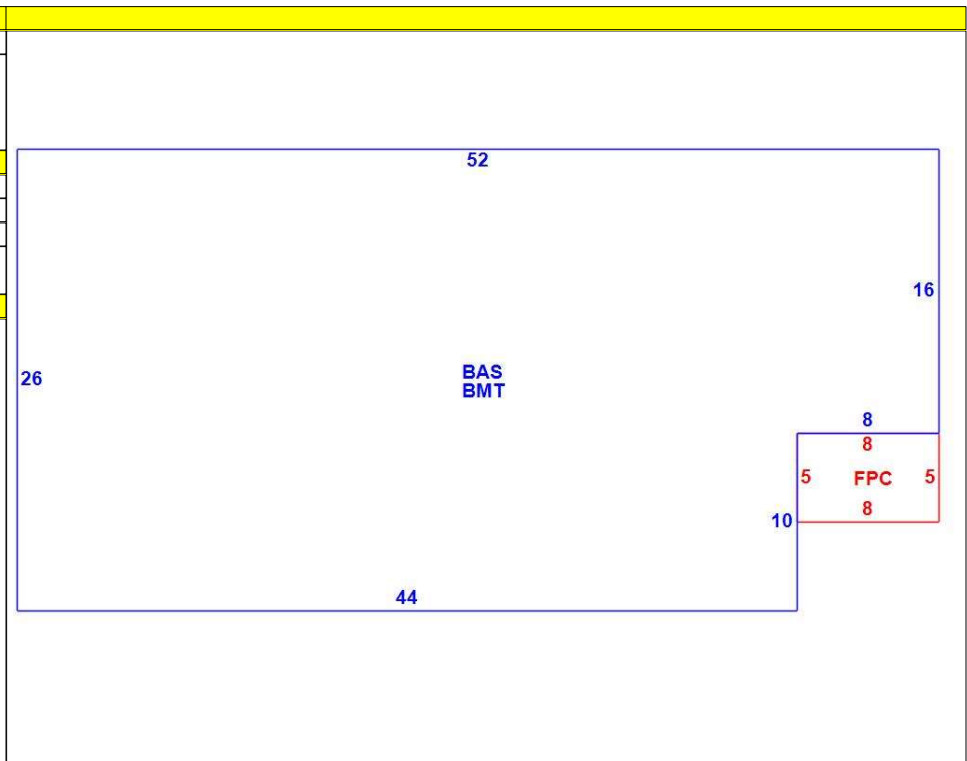
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	267,000	
					Appraised Xf (B) Value (Bldg)	26,000	
					Appraised Ob (B) Value (Bldg)	6,600	
					Appraised Land Value (Bldg)	147,800	
					Special Land Value	0	
					Total Appraised Parcel Value	447,400	
					Valuation Method	C	
					Total Appraised Parcel Value	447,400	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										09-19-2023	SR	02		02	Bldg Permit Completed
										05-26-2023	TR	02		20	Sale Review
										05-21-2020	WD			FR	Field Review
										02-05-2018	SR	02		03	Cycl Insp Comp
										12-23-2015	AL	03		16	In Office Review

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-24-10	09-29-2024	880		2,000		0		Remove the basement openin		09-19-2023	SR	02		02	Bldg Permit Completed
EXPR-22-1	07-26-2022	835	Sid/Wind/Roof/	7,900	08-26-2022	100	08-26-2022	re-roof		05-26-2023	TR	02		20	Sale Review
BLDR-22-86	07-20-2022	839	Solar Panel-Re	24,992	08-26-2022	100	08-26-2022	COMPLETED 8/26/2022 Instal		05-21-2020	WD			FR	Field Review
BLDR-22-37	05-24-2022	804	Addn Alt-Res	15,000	06-30-2022	100	06-30-2022	01 window replacement, remo		02-05-2018	SR	02		03	Cycl Insp Comp
										12-23-2015	AL	03		16	In Office Review

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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0105	1.000		1.0000	615,916.6	147,800
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			147,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		346,799
			Year Built		1969
			Effective Year Built		1994
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		267,000
			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
FOPC	Open Prch-roo	B	40	55.00	1992		77		0.00	1,900
BMT	Basement-Unfi	B	1,272	26.01	1992		77		0.00	24,100
SOL2	Solar PV Pane	B	33	725.00	2022		0		0.00	0
PAT2	Patio-Good	L	392	9.94	2020		96		0.00	3,700
FPIT	Fire Pit	L	1	3010.00	2020		96	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,272	1,272	1,272	272.64	346,799
BMT	Basement Area	0	1,272	0	0.00	0
FPC	Open Porch Conc. Floor	0	40	0	0.00	0
Ttl Gross Liv / Lease Area		1,272	2,584	1,272		346,799

