

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
DE SOUZA, WALDINEI RODRIGUES  49 CHERRY STREET  HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 283,600 124,500	Assessed 283,600 124,500
		4	Gas										
		6	Septic				4						
SUPPLEMENTAL DATA										801  FY2025 BARNSTABLE, MA  <b>VISION</b>			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 27 #DL 2 GIS ID F_980753_2700315					Plan Ref. 44/107 Land Ct# #SR Life Estate PP STATU Assoc Pid#								
										Total		408,100	408,100

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
DE SOUZA, WALDINEI RODRIGUES MANZI, TERESA C SOLON, ERIC TR SOLON, ERIC HENCH, SANDRA R		35894	305	07-18-2023	Q	I	480,000	00					Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		21618	0095	12-15-2006	U	I	220,000	1L	2025	1010	283,600	2024	1010	283,600	2023	1010	241,500				
		19013	0272	09-08-2004	U	I	1	1F		1010	124,500		1010	124,500		1010	119,500				
		17735	0177	10-01-2003	Q	I	200,000	00													
	12974	0028	04-27-2000	Q	I	122,000	00	Total		408,100	Total		408,100	Total		361,000					

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															

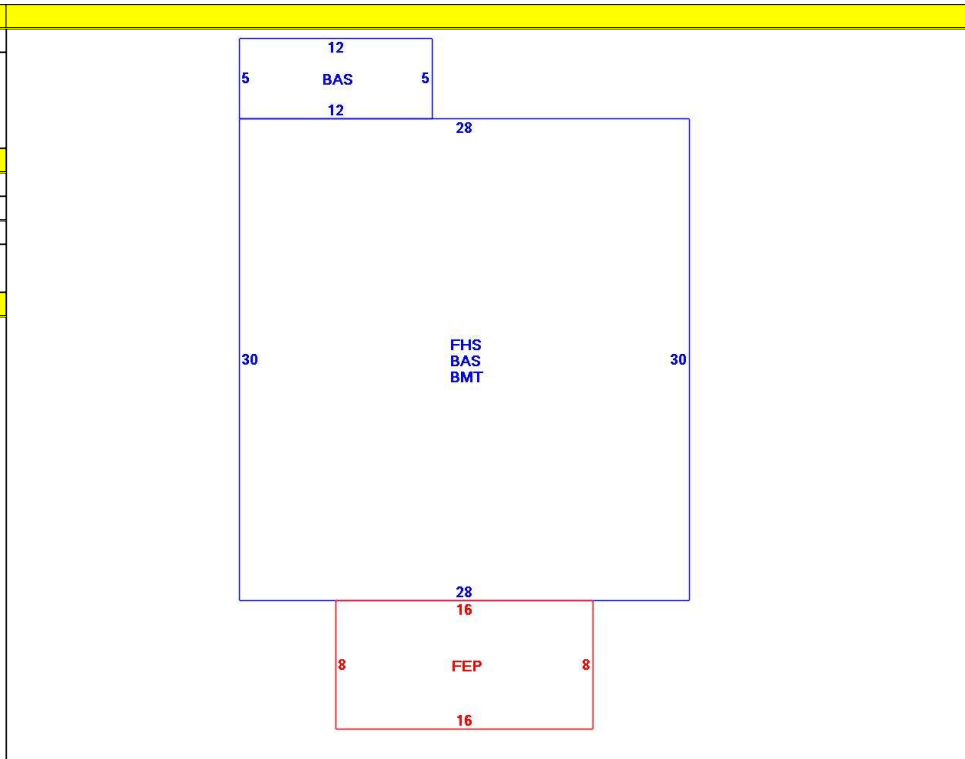
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0104				HYAN

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)		260,700	
												Appraised Xf (B) Value (Bldg)		22,900	
												Appraised Ob (B) Value (Bldg)		0	
												Appraised Land Value (Bldg)		124,500	
												Special Land Value		0	
Total Appraised Parcel Value		408,100													
Valuation Method		C													
Total Appraised Parcel Value		408,100													

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-24-74	06-13-2024	839		12,032		0		Installation of roof mounted ph	04-23-2020	WD			FR	Field Review	
BLDR-24-28	04-02-2024	804	Addn Alt-Res	8,000		0		FINISH BASEMENT WITH ON	11-29-2017	KM	02		03	Cycl Insp Comp	
BLDR-23-10	08-14-2023	804	Addn Alt-Res	15,000		100		Replace Rot as need some tri	02-20-2004	PT	02		01	Meas/Est	
17-3988	11-15-2017	835	Sid/Wind/Roof/	11,544		100		STRIP AND RE-ROOF INSTA	01-27-2001	PT	01		00	Meas/Listed-Interior Acces	
									08-15-1990	ME	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	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0104	0.900		1.0000	778,153.1	124,500	
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value					124,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 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	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		377,876			
Year Built		1935			
Effective Year Built		1984			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		31			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		69			
RCNLD		260,700			
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
FEP	Enclosed porc	B	128	70.00	1979		69		0.00	6,700
BMT	Basement-Unfi	B	840	26.01	1979		69		0.00	16,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	900	900	900	286.27	257,643
BMT	Basement Area	0	840	0	0.00	0
FEP	Enclosed Porch	0	128	0	0.00	0
FHS	Half Story	420	840	420	143.14	120,233
Ttl Gross Liv / Lease Area		1,320	2,708	1,320		377,876

