

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
DE SOUZA, ADEMIR F & MAGNA A 203 FAWCETT LANE HYANNIS MA 02601		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	397,600	397,600		
			2 Public Water		4	RES LAND	1010	132,000	132,000		
SUPPLEMENTAL DATA						Total				529,600	529,600
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 22825-P							
#DL 1 LOT 59		#DL 2		Life Estate							
GIS ID F_982013_2701115		Assoc Pid#		PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DE SOUZA, ADEMIR F & MAGNA A		C215706	0	03-26-2018	U	I	318,000	1	Year	Code	Assessed	Year	Code	Assessed
TORRES, FERNANDA GONCALVES GAR		C202893	0	03-14-2014	Q	I	252,000	00	2025	1010	397,600	2024	1010	371,300
HIGHAM, THOMAS B TR		C200401	0	05-22-2013	U	I	1	1F		1010	132,000		1010	132,000
NOWAK, GREGORY		C200400	0	05-22-2013	U	I	159,900	1S						
US BANK NATIONAL ASSOCIATION		C194370	0	05-31-2011	U	I	118,421	1L						
Total									529,600	Total	503,300	Total	459,100	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2020	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			364,900
Appraised Xf (B) Value (Bldg)			32,700
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			132,000
Special Land Value			0
Total Appraised Parcel Value			529,600
Valuation Method			C
Total Appraised Parcel Value			529,600

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
									04-23-2020	WD			FR	Field Review
									10-11-2019	JD	03		16	In Office Review
									10-11-2019	CK	03		16	In Office Review
									12-26-2017	KM	01		03	Cycl Insp Comp
									03-06-2015	AL	03		16	In Office Review
									01-16-2014	JR	03		16	In Office Review
									02-09-2001	SM	01		00	Meas/Listed-Interior Acces

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	0104	0.900		1.0000	573,893.9	132,000
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			132,000	

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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
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	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	434,378
Year Built	1967
Effective Year Built	2003
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	364,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

34		
24	TQS BAS BMT	24
34		

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
FPL2	Fireplace 1.5 s	B	1	6000.00	2001		84		0.00	5,000
BFA	Bsmt Fin-Avg	B	576	17.36	2001		84		0.00	8,400
BMT	Basement-Unfi	B	816	26.01	2001		84		0.00	19,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	322.72	263,338
BMT	Basement Area	0	816	0	0.00	0
TQS	Three Quarter Story	530	816	530	209.61	171,041
Ttl Gross Liv / Lease Area		1,346	2,448	1,346		434,379

