

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VIEIRA, FABRICIO & LARISSA						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
301 WEST MAIN ST APT 8						RESIDNTL	1010	452,500	452,500	
HYANNIS MA 02601						RES LAND	1010	133,000	133,000	
SUPPLEMENTAL DATA						Total		585,500	585,500	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 6 #DL 2 GIS ID F_982321_2702633				Plan Ref. 602/84 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VIEIRA, FABRICIO & LARISSA		29581 0182	04-15-2016	Q	I	275,000	00	Year	Code	Assessed	Year	Code	Assessed			
TOMASIAN, KENNETH P		29073 0277	08-14-2015	U	V	59,000	1P	2025	1010	452,500	2024	1010	422,400			
WOOD, DANIEL C TR		28593 0138	12-23-2014	U	V	20,000	1F		1010	133,000	2023	1010	373,200			
WOOD, DANIEL C TR & CONNORS, JOH		20431 0233	11-02-2005	Q	V	255,000	00									
WOOD, DANIEL C TR & PEPI, JEFFREY		20431 0228	11-02-2005	U	V	255,000	1T									
Total								585,500		Total		555,400		Total		500,900

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				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	418,600
0104			HYAN					Appraised Xf (B) Value (Bldg)	24,100
							Appraised Ob (B) Value (Bldg)	9,800	
							Appraised Land Value (Bldg)	133,000	
							Special Land Value	0	
							Total Appraised Parcel Value	585,500	
							Valuation Method	C	
							Total Appraised Parcel Value	585,500	

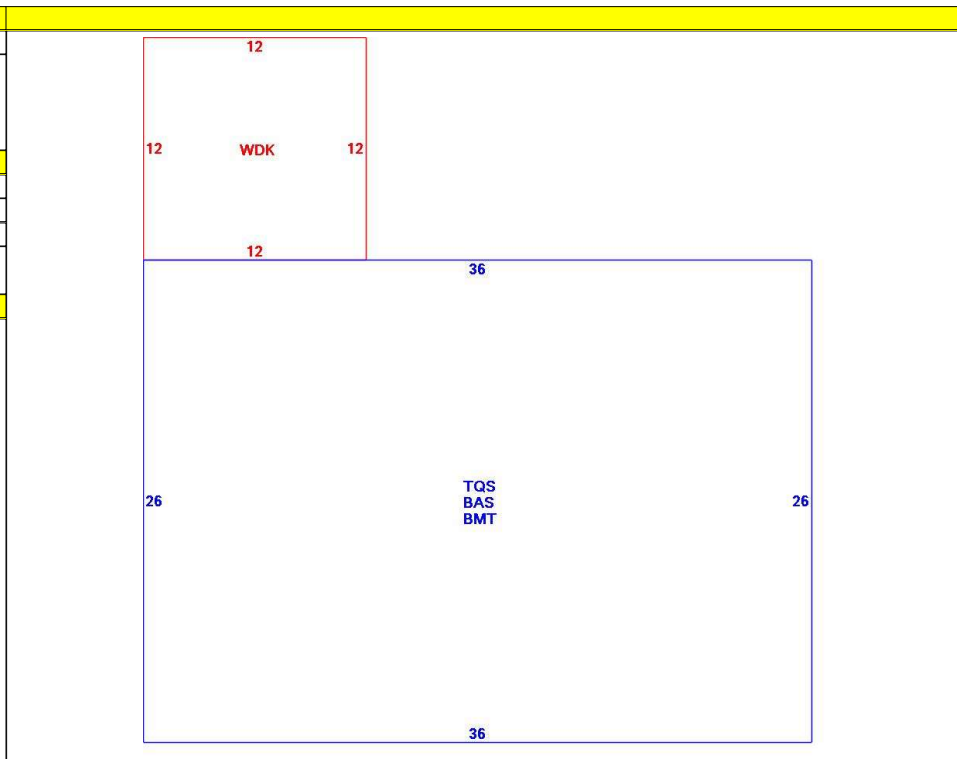
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-1978	07-21-2016	839	Solar Panel-Re	7,000	03-13-2017	0		CANCELLED - Install solar pa	04-27-2020	WD			FR	Field Review
2015-07359	04-12-2016	834	Sheet Metal	8,750	06-30-2016	100	06-30-2016	INSTALL 113ANA024 OUTDO	07-12-2017	SR	02		14	Cyclical Inspection
201408674	02-05-2015	DW	Dwelling	95,000	01-20-2016	100	06-30-2016	1ST EXTEN 8/5/15-ONE BED	01-26-2016	SR	02		02	Bldg Permit Completed
88308	11-10-2005	WR	Withdrawn	100,000	12-11-2006	0		WITHDRAWN - DW	01-22-2015	JR	03		03	Cycl Insp Comp
									12-23-2014	AL	03		16	In Office Review
									07-07-2011	DR	22		22	Change of Address
									12-11-2006	NF	04		44	Drive by inspection only

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	0.240 AC	176,344.00	3.49265	1.0000	5	1.00	0104	0.900		1.0000	554,319.7	133,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			133,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	01	1 Bedroom			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	440,611
Year Built	2014
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	418,600
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	144	20.00	2014		90		0.00	3,600
BMT	Basement-Unfi	B	936	26.01	2016		95		0.00	24,100
SHED	Shed	L	144	18.00	2019		100		0.00	2,600
SHED	Shed	L	200	18.00	2019		100		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	285.37	267,106
BMT	Basement Area	0	936	0	0.00	0
TQS	Three Quarter Story	608	936	608	185.37	173,505
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,544	2,952	1,544		440,611

