

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
VILLANI, RICHARD A TR RICHARD A VILLANI TRUST 109 WAGON LANE  HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	563,300	563,300
		6	Septic					4		RES LAND	1010	132,000	132,000
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 15-B #DL 2 GIS ID F_981637_2701086						Plan Ref. 287/29 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 695,300 695,300			

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
VILLANI, RICHARD A TR VILLANI, RICHARD A SCAGLIONE, ANTHONY L & FRANCES BRADGATE BUILDERS INC		35530	021	12-08-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		12804	0160	01-28-2000	Q	I	156,000	00	2025	1010	563,300	2024	1010	527,200	2023	1010	428,700
		4020	0200	02-15-1984	Q	I	74,275	U		1010	132,000			132,000			126,700
		3895	0346	10-15-1983	Q		80,335	U	Total 695,300 Total 659,200 Total 555,400								

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
2011	5C	RESIDENTIAL EXEMPTION	0.00																
			Total																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	511,000
0104						HYAN		Appraised Xf (B) Value (Bldg)	43,400
								Appraised Ob (B) Value (Bldg)	8,900
								Appraised Land Value (Bldg)	132,000
								Special Land Value	0
								Total Appraised Parcel Value	695,300
								Valuation Method	C
								Total Appraised Parcel Value	695,300

NOTES										VISIT / CHANGE HISTORY									
										Date	Id	Type	Is	Cd	Purpost/Result				
										09-15-2023	SR	02		02	Bldg Permit Completed				
										04-18-2023	SR	02		13	CALL BACK				
										04-23-2020	WD			FR	Field Review				
										12-09-2016	KM	02		03	Cycl Insp Comp				
										08-22-2014	JR	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		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	
BLDR-22-27 49870	10-27-2022 11-08-2000	804 RE	Addn Alt-Res Remodel	175,000 5,800	09-15-2023 04-03-2001	100 100	06-30-2024 01-01-2001	Adding a single car garage ad		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									
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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					
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	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		623,130
Year Built		1983
Effective Year Built		2001
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		511,000
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
FPL2	Fireplace 1.5 s	B	1	6000.00			82		0.00	4,900
WDC	Deck composi	L	344	24.00	2010		72		0.00	5,800
BMT	Basement-Unfi	B	1,232	26.01			82		0.00	25,000
SHED	Shed	L	120	18.00	2016		94		0.00	2,000
PAT2	Patio-Good	L	100	9.94	2016		92		0.00	1,100
FPLG	Gas Fireplace-	B	1	2500.00			82		0.00	2,100
GAR	Attached Gara	B	320	40.00			82		0.00	11,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,548	1,548	1,548	261.38	404,616
BMT	Basement Area	0	1,232	0	0.00	0
GAR	Attached Garage	0	320	0	0.00	0
TQS	Three Quarter Story	801	1,232	801	169.94	209,365
UAT	Attic, Unfinished	0	348	35	26.29	9,148
WDK	Wood Deck	0	344	0	0.00	0
Ttl Gross Liv / Lease Area		2,349	5,024	2,384		623,129

