

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FELIZ, GUILLERMO A & VIANELI 86 ARROWHEAD DR HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 320,200 128,900	Assessed 320,200 128,900
			4 Gas						
			6 Septic		4				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 10 #DL 2 GIS ID F_980957_2703067				Plan Ref. 159/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 449,100 449,100			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FELIZ, GUILLERMO A & VIANELI		18399 0240	04-01-2004	Q	I	322,000	00	Year	Code	Assessed	Year	Code	Assessed			
PIMENTA, JOAO LUIZ		14209 0176	09-06-2001	Q	I	180,000	00	2025	1010	320,200	2024	1010	317,600			
PINKAVA, JOHN W & REBECCA T TRS		12498 0012	08-25-1999	U	I	0	1A		1010	128,900		1010	128,900			
PINKAVA, MICHAEL J & JOHN W TRS		11940 0255	12-23-1998	U	I	0	1A									
PINKAVA, ADELAIDE		3217 0252	12-31-1980	U		0										
Total								449,100		Total		446,500		Total		399,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	264,700
Appraised Xf (B) Value (Bldg)	52,800
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	128,900
Special Land Value	0
Total Appraised Parcel Value	449,100
Valuation Method	C
Total Appraised Parcel Value	449,100

NOTES							

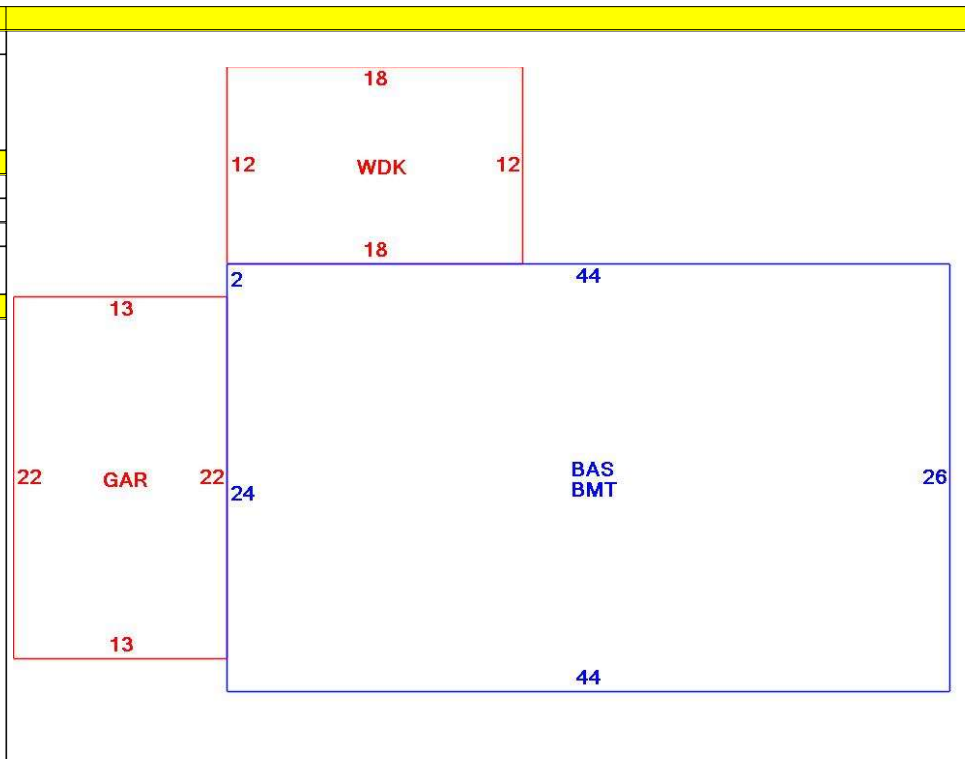
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-22-1	02-11-2022	835	Sid/Wind/Roof/	7,494		100		Install class 1 cellulose to attic RESTORE TO SINGLE FAMIL	04-23-2020	WD			FR	Field Review	
201508371	12-04-2015	SF	Restore to SF	500	05-13-2016	100	06-30-2016		12-07-2017	KM	02			03	Cycl Insp Comp
73429	12-05-2003	FB	Finish Basemen	10,000	04-13-2004	100	01-01-2004		05-13-2016	RB	03			16	In Office Review
58629	01-24-2002	RE	Remodel	2,000	10-03-2002	100	01-01-2003		08-04-2004	PT	02			01	Meas/Est
									04-13-2004	MF	02			01	Meas/Est
								10-03-2002	MF	02			02	Bldg Permit Completed	
								05-16-2002	PT	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	0.200	AC	176,344.00	4.05999	1.0000	5	1.00	0104	0.900		1.0000	644,360.9	128,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
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	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	335,020
Year Built	1974
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	264,700
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
BFA	Bsmt Fin-Avg	B	1,144	17.36	1995		79		0.00	15,700
FPL1	Fireplace 1 sto	B	1	5000.00	1995		79		0.00	4,000
WDC	Wood Decking	L	216	20.00	1996		54		0.00	2,700
GAR	Attached Gara	B	286	40.00	1995		79		0.00	10,200
BMT	Basement-Unfi	B	1,144	26.01	1995		79		0.00	22,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	292.85	335,020
BMT	Basement Area	0	1,144	0	0.00	0
GAR	Attached Garage	0	286	0	0.00	0
WDK	Wood Deck	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,144	2,790	1,144		335,020

