

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
LESCAULT, JASON P 39 PINE GROVE AVENUE HYANNIS MA 02601		1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	241,100	241,100
				2	Public Water			4		RES LAND	1010	134,400	134,400
SUPPLEMENTAL DATA										Total		375,500	375,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_984015_2699379				Plan Ref. SEE DEED DESC Land Ct# #SR Life Estate PP STATU Assoc Pid#									

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
LESCAULT, JASON P		28158	0096	05-22-2014		Q	I			180,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KEENAN, MATTHEW T & PATRICIA H		25444	0215	05-12-2011		U	I			86,000		1S		2025	1010	241,100	2024	1010	238,700	2023	1010	205,400
FEDERAL NATIONAL MORTGAGE ASSO		25277	0148	02-24-2011		U	I			165,905		1L			1010	134,400			134,400		1010	128,900
VANARIA, FRANCIS J		22271	0247	08-17-2007		U	I			188,966		1E										
UNITED STATES OF AMERICA (HUD)		21443	0240	10-18-2006		U	I			1		1E										
										Total		375,500	Total		373,100	Total		Total		334,300		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2016	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			HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	212,200
Appraised Xf (B) Value (Bldg)	25,100
Appraised Ob (B) Value (Bldg)	3,800
Appraised Land Value (Bldg)	134,400
Special Land Value	0
Total Appraised Parcel Value	375,500
Valuation Method	C
Total Appraised Parcel Value	375,500

NOTES

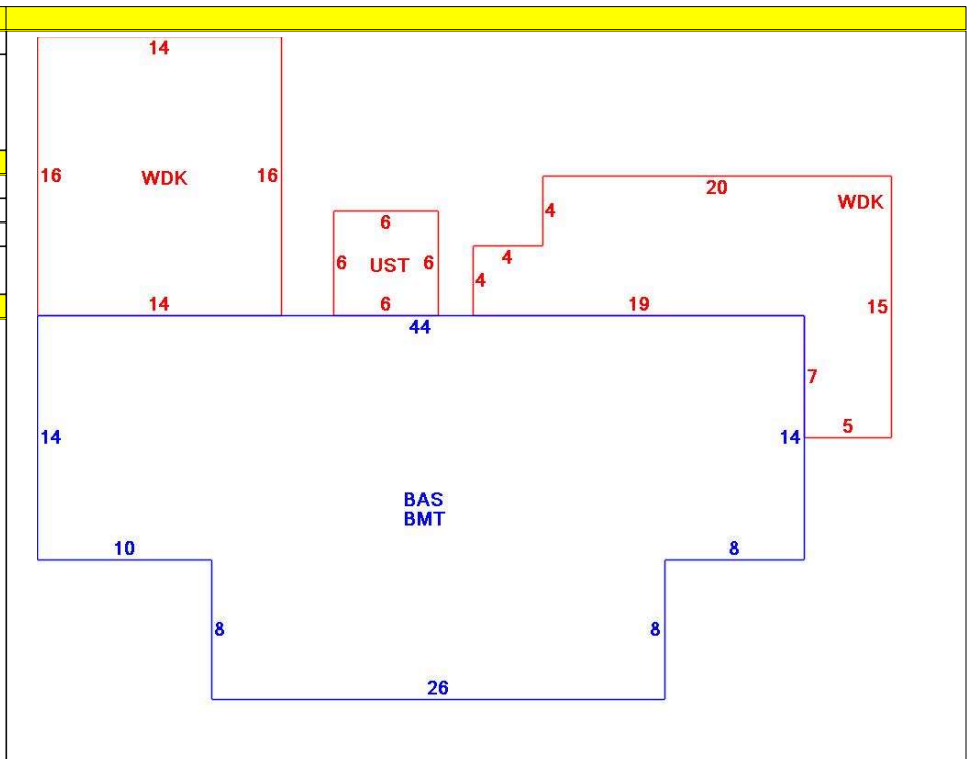
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201502369	05-04-2015	IN	Insulation	3,000	06-30-2015	100	06-30-2016	WEATHERIZATION	05-01-2020	WD			FR	Field Review
201205732	09-18-2012	NR	New Roof	11,500	06-30-2013	100	06-30-2013	REROF STRIPPING OLD	01-26-2016	GC	03		16	In Office Review
201202581	05-03-2012	NW	New Windows	1,000	06-30-2012	100	06-30-2012	REPLC 1 WIND .30 UVALUE,	08-19-2015	JR	03		20	Sale Review
B31258	10-01-1987	AD	Addition	15,000	01-15-1988	100		HY MOVE D	03-10-2015	SR	02		14	Cyclical Inspection
									10-10-2014	AL	22		22	Change of Address
									10-18-2010	DR	03		16	In Office Review
									03-19-2003	PT	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	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0104	0.900		1.0000	516,811.3	134,400	
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value					134,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	243,913
Year Built	1955
Effective Year Built	2007
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	212,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	2005		87		0.00	4,400
WDC	Wood Decking	L	435	20.00	1992		46		0.00	3,800
UST	Utility Storage-	B	36	17.11	2005		87		0.00	600
BMT	Basement-Unfi	B	824	26.01	2005		87		0.00	20,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	824	824	824	296.01	243,913
BMT	Basement Area	0	824	0	0.00	0
UST	Utility Enclosure	0	36	0	0.00	0
WDC	Wood Deck	0	435	0	0.00	0
Ttl Gross Liv / Lease Area		824	2,119	824		243,913

