

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
RUSSO, DANIEL & HILLARI 80 PINE GROVE AVE HYANNIS MA 02601		1	Level	6	Septic	1	Paved	9	Rear Location	Description	Code	Assessed	Assessed
				4	Gas					RESIDENTL	1010	466,300	466,300
				2	Public Water			4		RES LAND	1010	159,500	159,500
SUPPLEMENTAL DATA										Total		625,800	625,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_984258_2699885						Plan Ref. 449/71 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)						
RUSSO, DANIEL & HILLARI		25773	0220	10-21-2011		U	I			200,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SMALL, DARNLEY TR		25011	0253	11-18-2010		U	I			1	1F	2025	1010	466,300	2024	1010	461,500	2023	1010	397,400
SMALL, DARNLEY		6869	0297	09-15-1989		Q	I			40,000	U		1010	159,500		1010	159,500		1010	153,100
MEKEON, SHEILA C TR		6368	0031	07-15-1988		U	V			1	A	Total		625,800	Total		621,000	Total		550,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2013	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

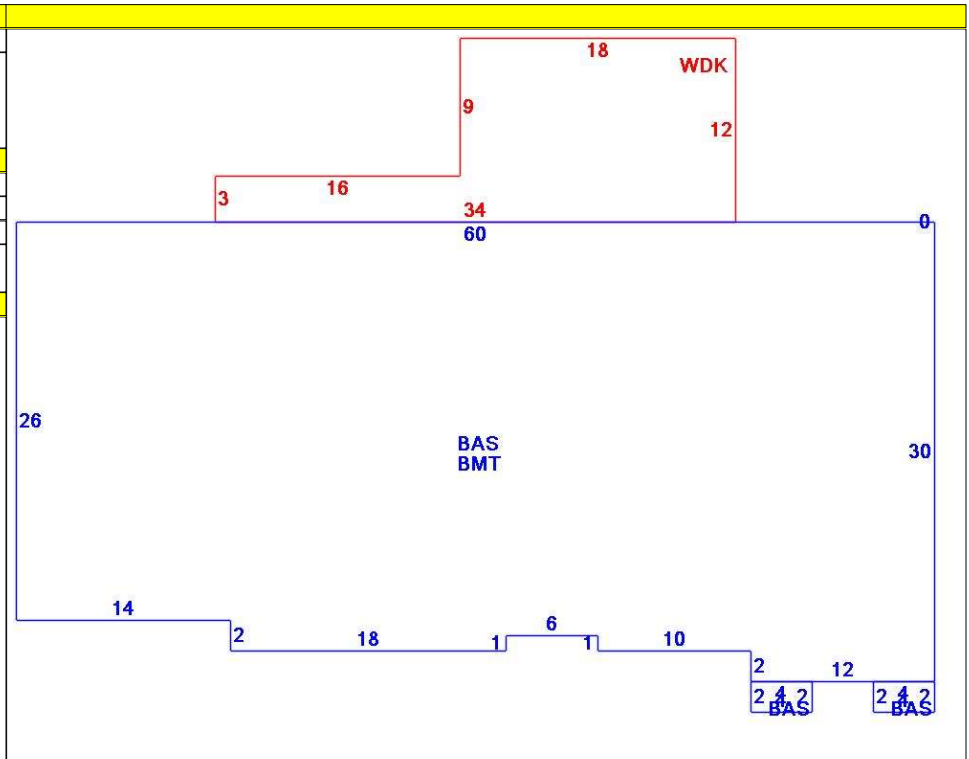
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	408,000
Appraised Xf (B) Value (Bldg)	51,100
Appraised Ob (B) Value (Bldg)	7,200
Appraised Land Value (Bldg)	159,500
Special Land Value	0
Total Appraised Parcel Value	625,800
Valuation Method	C
Total Appraised Parcel Value	625,800

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
20-602	02-27-2020	833	Shd-Res-under	0	06-30-2020	100	06-30-2020	install a 16x12 shed	06-30-2020	TR	02		02	Bldg Permit Completed
18-3735	12-21-2018	880	Alt-Int work-Res	10,000	06-30-2020	100	06-30-2020	create one bedroom, bath and	05-01-2020	WD			FR	Field Review
B34038	10-01-1990	DW	Dwelling	100,000	01-15-1991	100	12-31-1991	HY 1 STOR	03-11-2015	SR	02		14	Cyclical Inspection
									09-06-2012	TR	22		22	Change of Address
									08-31-2012	GC	03		16	In Office Review
									02-26-2001	SM	01		00	Meas/Listed-Interior Acces
									03-15-1991	ME	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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0104	0.900		1.0000	158,709.6	
1	1010	Single Fam M-0	RB	4	0.060	AC	14,250.00	1.00000	1.0000	0	1.00	0104	0.900		1.0000	800	
Total Card Land Units					1.06	AC	Parcel Total Land Area					1.06	Total Land Value				159,500

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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 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	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New		458,474			
Year Built		1990			
Effective Year Built		2010			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		11			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		89			
RCNLD		408,000			
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
FPL1	Fireplace 1 sto	B	1	5000.00	2008		89		0.00	4,500
WDC	Wood Decking	L	216	20.00	2006		74		0.00	3,700
BMT	Basement-Unfi	B	1,670	26.01	2008		89		0.00	34,200
BFA	Bsmt Fin-Avg	B	800	17.36	2008		89		0.00	12,400
SHED	Shed	L	192	18.00	2020		100		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,686	1,686	1,686	271.93	458,474
BMT	Basement Area	0	1,670	0	0.00	0
WDK	Wood Deck	0	264	0	0.00	0
Ttl Gross Liv / Lease Area		1,686	3,620	1,686		458,474

