

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
DASILVEIRA, AMILTON T 148 MEGAN ROAD HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	315,000	315,000
				6	Septic			4		RES LAND	1010	135,000	135,000
SUPPLEMENTAL DATA										Total		450,000	450,000
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		27099-B					
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU					
#DL 1		LOT 39		Assoc Pid#									
#DL 2													
GIS ID		F_983754_2702507											

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
DASILVEIRA, AMILTON T		C221166	0	11-20-2019		U	I			275,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MOURADIAN, NANCY		C206866	0	07-17-2015		U	I			1		1F		2025	1010	315,000	2024	1010	312,200	2023	1010	272,200
MOURADIAN, NANCY & DAVID TRS		#D10877	0	04-18-2008		U	I			0		1			1010	135,000		1010	135,000		1010	129,500
MOURADIAN, MICHAEL & NANCY TRS		C135796	0	12-15-1994		U	I			1		A										
MOURADIAN, MICHAEL & NANCY		C118162	0	08-15-1989		Q	I			113,000		U										
										Total		450,000	Total	447,200	Total	401,700						

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				
0104				HYAN	Appraised Bldg. Value (Card)			275,500
					Appraised Xf (B) Value (Bldg)			31,700
					Appraised Ob (B) Value (Bldg)			7,800
					Appraised Land Value (Bldg)			135,000
					Special Land Value			0
					Total Appraised Parcel Value			450,000
					Valuation Method			C
					Total Appraised Parcel Value			450,000

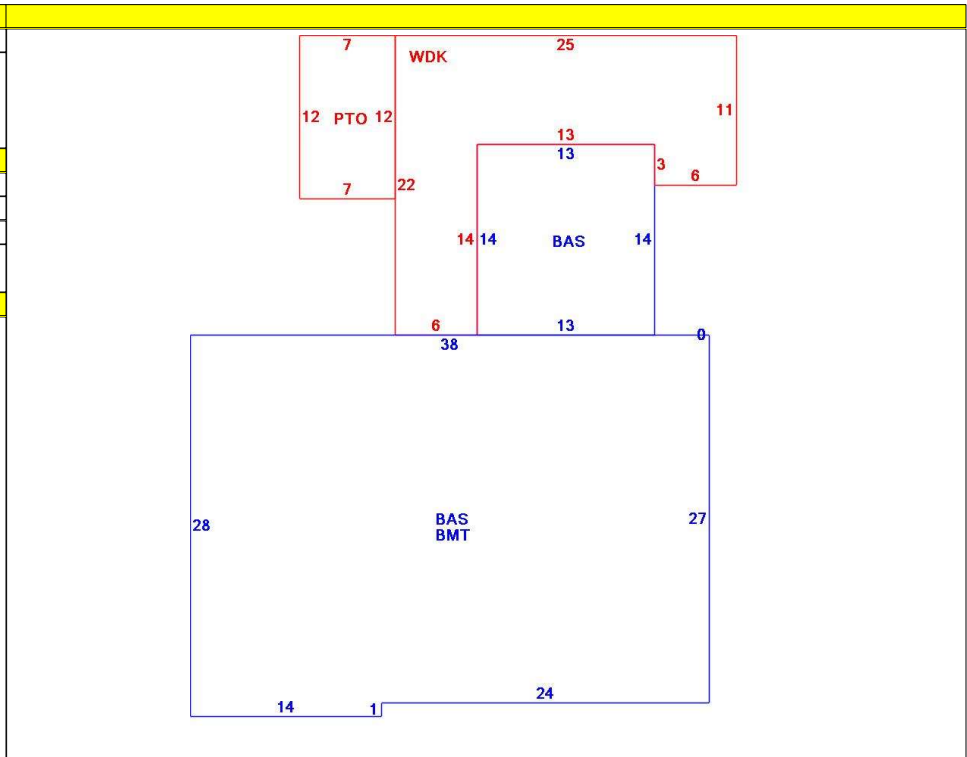
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-15	12-07-2023	839	Solar Panel-Re	17,512		0		Installation of roof mounted ph		05-01-2020	WD			FR	Field Review
20-836	03-18-2020	822	Insulation	5,700		100		Weatherization		03-02-2020	SAF			20	Sale Review
B33455	01-01-1990	AD	Addition	16,000	01-15-1991	100		HY ADD'N		01-24-2020	CK	03		16	In Office Review
										11-08-2017	KM	02		03	Cycl Insp Comp

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	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0104	0.900		1.0000	482,001.0	135,000	
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value					135,000

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	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	01	Poured Conc.			
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	353,256
Year Built	1973
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	275,500
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	1994		78		0.00	3,900
BRR	Bsmt Rec Rm-	B	1,040	8.05	1994		78		0.00	6,500
SHED	Shed	L	120	18.00	1990		42		0.00	900
WDC	Wood Decking	L	302	20.00	1996		54		0.00	3,300
BMT	Basement-Unfi	B	1,040	26.01	1994		78		0.00	21,300
PAT2	Patio-Good	L	84	9.94	2017		98		0.00	1,000
PAV1	PAVING-ASP	L	912	3.00	2017		96		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,222	1,222	1,222	289.08	353,256
BMT	Basement Area	0	1,040	0	0.00	0
PTO	Patio	0	84	0	0.00	0
WDK	Wood Deck	0	302	0	0.00	0
Ttl Gross Liv / Lease Area		1,222	2,648	1,222		353,256

