

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
SANTOS, MARGARETH 88 FRANKLIN AVENUE HYANNIS MA 02601	1 Level	6 Septic	1 Paved			Description	Code	Assessed	Assessed	
		4 Gas				RESIDNTL	1010	267,700	267,700	
		2 Public Water			4	RES LAND	1010	137,900	137,900	
SUPPLEMENTAL DATA						Total				405,600
Alt Prcl ID		Split Zonin		Plan Ref. 260/79						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1 LOT 108		#DL 2		Life Estate						
GIS ID F_984402_2703000		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SANTOS, MARGARETH	23501	0159	03-04-2009	Q	I	172,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
RIBEIRO, LUCIENE S & DASILVA, JOSE	21653	0307	12-28-2006	U	I	1	1A	2025	1010	267,700	2024	1010	265,600	2023	1010	230,700	
RIBEIRO, LUCIENE	19958	0202	06-21-2005	Q	I	285,000	00		1010	137,900		1010	137,900		1010	132,300	
NK PROPERTIES INC	19678	0068	04-01-2005	U	I	250,000	1										
THOMAS, WILLIAM W TR	10653	0122	03-14-1997	Q	I	79,250	00										
Total								405,600		Total		403,500		Total		363,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2014	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	235,000	
					Appraised Xf (B) Value (Bldg)	27,700	
					Appraised Ob (B) Value (Bldg)	5,000	
					Appraised Land Value (Bldg)	137,900	
					Special Land Value	0	
					Total Appraised Parcel Value	405,600	
					Valuation Method	C	
					Total Appraised Parcel Value	405,600	

NOTES										VISIT / CHANGE HISTORY						
										Date	Id	Type	Is	Cd	Purpost/Result	
										06-30-2023	TR	03		16	In Office Review	
										05-04-2020	WD			FR	Field Review	
										10-13-2017	KM	01		03	Cycl Insp Comp	
										05-07-2014	GC	03		16	In Office Review	

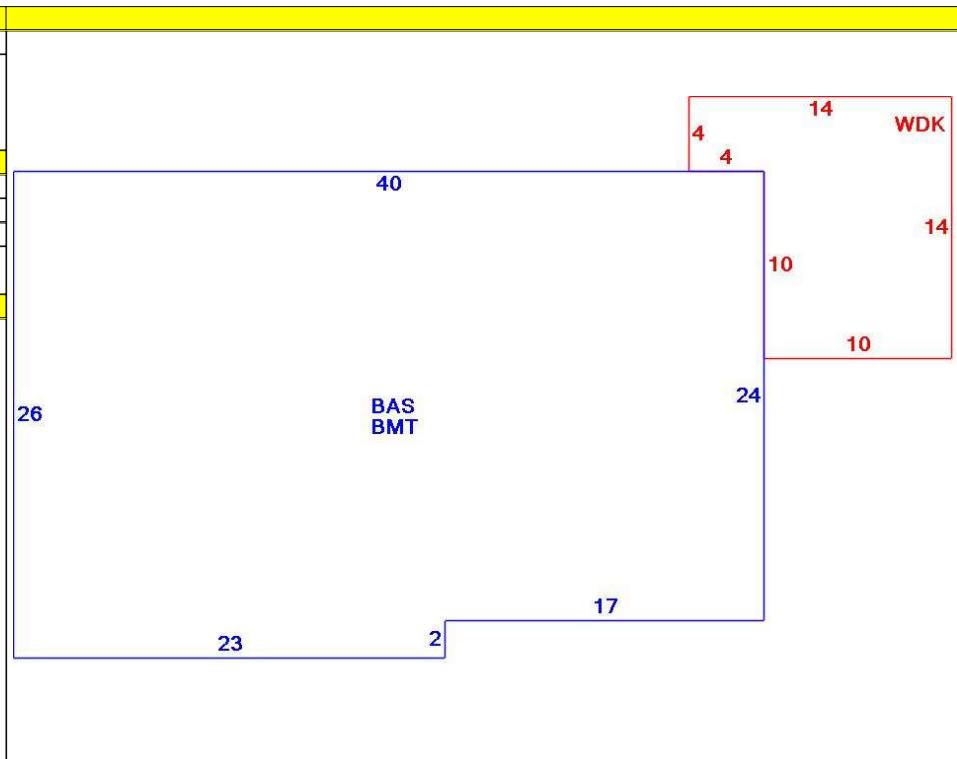
BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-22-99	08-22-2022	839	Solar Panel-Re	13,524		0		installation of an interconnecte	06-30-2023	TR	03		16	In Office Review	
54359	07-02-2001	NR	New Roof	2,200	01-01-2002	100	01-01-2002		05-04-2020	WD				FR	Field Review
									10-13-2017	KM	01		03	Cycl Insp Comp	
									05-07-2014	GC	03		16	In Office Review	

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	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0104	0.900		1.0000	362,915.9	137,900
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value			137,900	

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	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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
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	11	1 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	286,586
Year Built	1973
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	235,000
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			82		0.00	4,100
BRR	Bsmnt Rec Rm-	B	252	8.05			82		0.00	1,700
WDC	Wood Decking	L	156	20.00	2005		62		0.00	2,600
BMT	Basement-Unfi	B	1,006	26.01			82		0.00	21,900
PAT2	Patio-Good	L	240	9.94	2017		93		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,006	1,006	1,006	284.88	286,586
BMT	Basement Area	0	1,006	0	0.00	0
WDK	Wood Deck	0	156	0	0.00	0
Ttl Gross Liv / Lease Area		1,006	2,168	1,006		286,586

