

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MANGANELLI, THIAGO S & OSTAPE						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
29 MUSKEGET LANE					4 Hyannis CU	RESIDNTL	1020	264,300	264,300	
CENTERVILLE MA 02632		SUPPLEMENTAL DATA				Total		264,300	264,300	VISION
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 UNIT D #DL 2 BLDG 2 GIS ID F_982962_2707246		Plan Ref. 358/59, 363/9 Land Ct# #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANGANELLI, THIAGO S & OSTAPECHEM,	34178	260	06-04-2021	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MAGANELLI, THIAGO S	31656	0232	11-19-2018	U	I	135,000	1	2025	1020	264,300	2024	1020	250,400	2023	1020	202,600
ESPOSITO, KATHERINEANN ESTATEOF &LO	31656	0230	11-09-2018	U	I	0	1F									
ESPOSITO, KATHERINE ANN &	8518	0125	04-15-1993	U	I	36,000	L									
ESPOSITO, KATHERINE ANN & LOWRY, SU	8518	0125	04-15-1993	U	I	36,000	L									
Total						264,300		Total		250,400	Total		202,600			

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						Appraised Bldg. Value (Card)	259,000
0001				HYAN						Appraised Xf (B) Value (Bldg)	2,500
									Appraised Ob (B) Value (Bldg)	2,800	
									Appraised Land Value (Bldg)	0	
									Special Land Value	0	
									Total Appraised Parcel Value	264,300	
									Valuation Method	C	
									Total Appraised Parcel Value	264,300	

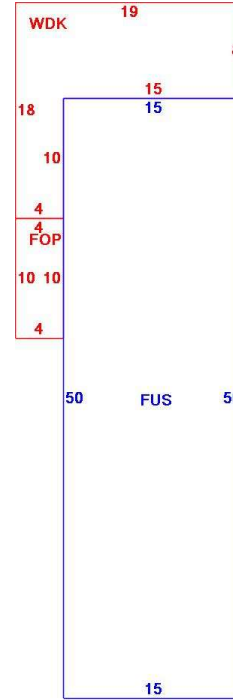
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-04-2020	WD			FR	Field Review
										09-27-2019	CK	03		16	In Office Review
										01-03-2019	SR	02		03	Cycl Insp Comp
										08-28-2014	TP	03		16	In Office Review

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	SPLI	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0001	1.000		0.0000	0	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Grade	C	Average			
Stories	1	1 Story			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	750				
Bath Split	10	1 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104264	C 0480	Owne 2.0
	IYANNOUGH VILLA	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr	2FU	SECOND FLOOR	100
Condo Unit	MKT0	MKT0	100

COST / MARKET VALUATION	
Building Value New	308,371
Year Built	1981
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	259,000
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
WDC	Wood Decking	L	192	20.00	1999		60		0.00	2,800
FOP	Open Porch-ro	B	40	55.00	2002		84		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FOP	Open Porch	0	40	0	0.00	0
FUS	Upper Story	750	750	750	411.16	308,371
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		750	982	750		308,371

