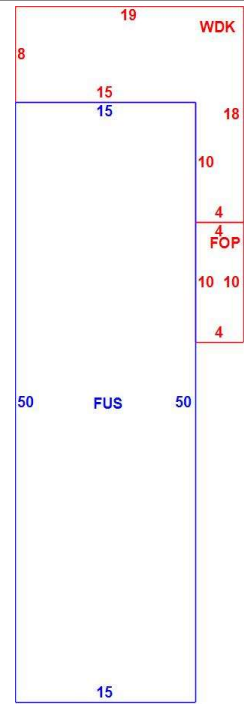


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION						
MANGANELLI, THIAGO S & OSTAPE 29 MUSKEGET LANE CENTERVILLE MA 02632						Description	Code	Assessed	Assessed									
						RESIDNTL	1020	276,800	276,800									
						4 Hyannis CU												
SUPPLEMENTAL DATA						Total												
Alt Prcl ID		Split Zonin HB;B		Plan Ref. 358/59, 363/9														
#DL 1 UNIT D		#DL 2 BLDG 9		Land Ct#														
GIS ID F_982962_2707246				Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MANGANELLI, THIAGO S & OSTAPECHEM,		34201	347	06-14-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
MANGANELLI, THIAGO		30918	0029	11-22-2017	Q	I	135,000	00	2025	1020	276,800	2024	1020	262,000	2023	1020	212,000	
HALLETT, DONALD C & PAMELA G TRS		27982	0090	02-11-2014	U	I	1	1F										
HALLETT, PAMELA G & DONALD C		26503	0209	07-16-2012	U	I	120,000	1A										
HALLETT, ZACHARY D		23881	0025	07-10-2009	U	I	75,000	1										
Total									Total		276,800	Total		262,000	Total		212,000	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing			Batch			Appraised Bldg. Value (Card)							271,400
0001								HYAN			Appraised Xf (B) Value (Bldg)							2,600
										Appraised Ob (B) Value (Bldg)							2,800	
										Appraised Land Value (Bldg)							0	
										Special Land Value							0	
										Total Appraised Parcel Value							276,800	
										Valuation Method							C	
										Total Appraised Parcel Value							276,800	
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			
										01-03-2019	SR	02		03	Cycl Insp Comp			
										02-04-2015	TR	03		16	In Office Review			
										08-28-2014	TP	03		16	In Office Review			
										05-27-2010	MA	22		22	Change of Address			
										02-09-2006	GB			03	Cycl Insp Comp			
										02-08-2006	JS	04		44	Drive by inspection only			
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	14	Carpet			
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	2009
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
Cns Sect Rcnd	271,400
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	2007		88		0.00	2,600

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

