

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
SALCEDO, FERNANDO BRAD  26 AL'S WAY  HYANNIS MA 02601		1 Level	2 Public Water	3 Unpaved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1090	632,900	632,900		
			6 Septic		4	RES LAND	1090	200,200	200,200		
<b>SUPPLEMENTAL DATA</b>						Total				833,100	833,100
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		#DL 2		Life Estate							
GIS ID		F_988016_2698195		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SALCEDO, FERNANDO BRAD		35065 114	04-21-2022	Q	I	865,500	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
BARRETT, M JANE		22758 0257	03-17-2008	Q	I	530,000	00	2025	1090	632,900	2024	1090	632,100	2023	1090	546,700	
OBERDORF, ALICE L		7080 0278	03-02-1990	U	I	100	1A		1090	200,200		1090	200,200		1090	197,800	
OBERDORF, ROBERT P & ALICE L		3458 0078	03-15-1982	Q	I	92,000	00										
GILLIS, EDWARD R & MCKENNEY, O HE		1628 0015	04-05-1972	Q	I	31,000	00										
Total								833,100		Total		832,300		Total		744,500	

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			
0106				HYAN	Appraised Bldg. Value (Card)	593,600	
					Appraised Xf (B) Value (Bldg)	17,600	
					Appraised Ob (B) Value (Bldg)	21,700	
					Appraised Land Value (Bldg)	200,200	
					Special Land Value	0	
					Total Appraised Parcel Value	833,100	
					Valuation Method	C	
					Total Appraised Parcel Value	833,100	

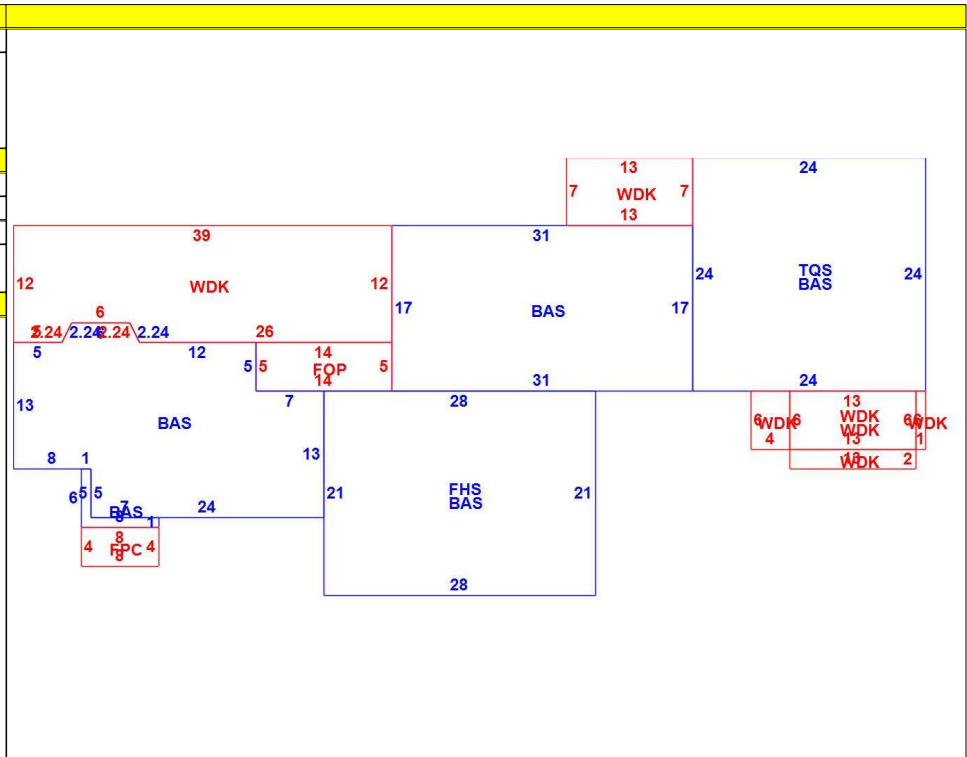
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-23-10	09-18-2023	839	Solar Panel-Re	53,000	10-10-2023	100	06-30-2024	Installation of 19 PV modules	05-10-2023	TR	02		20	Sale Review	
BLDR-23-24	03-01-2023	839	Solar Panel-Re	10,000	09-26-2023	0		EXPIRED - Installation of a saf	05-08-2020	WD			FR	Field Review	
BLDR-23-19	02-28-2023	804	Addn Alt-Res	8,000	09-26-2024	100	06-30-2024	Restore to single Family Home	08-28-2017	SR	02		03	Cycl Insp Comp	
SHED-23-1	02-22-2023	863	Shed Registrati	0	09-26-2024	100	06-30-2024	siding to front and side	11-25-2014	JR	03		16	In Office Review	
EXPR-23-1	02-09-2023	835	Sid/Wind/Roof/	500	06-30-2023	100	06-30-2023								
84109	05-13-2005	AD	Addition	10,000	09-19-2005	100	01-01-2006								
46981	06-22-2000	RA	Remodel-Additi	24,000	04-25-2001	100	01-01-2001								

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	1090	Multi Hses M-01	RB	4	0.860	AC	176,344.00	1.14768	1.0000	5	1.00	0106	1.150		1.0000	232,738.8	200,200
Total Card Land Units					0.86	AC	Parcel Total Land Area					0.86	Total Land Value			200,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	5				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	50	5 Full-0 Half			
			Building Value New		705,698
			Year Built		1890
			Effective Year Built		1989
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		515,200
			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	195	20.00	1996		54		0.00	2,500
FOPC	Open Prch-roo	B	32	55.00	1984		73		0.00	1,500
FOP	Open Porch-ro	B	70	55.00	1984		73		0.00	3,200
WDC	Deck comp w	L	454	28.00	2023		98		0.00	11,800
WDC	Deck composit	L	108	24.00	2023		98		0.00	4,200
SHED	Shed	L	77	18.00	1998		48		0.00	700
SHED	Shed	L	144	18.00	2023		98		0.00	2,500
SOL1	Solar PV Pane	B	19	860.00	1984		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,219	2,219	2,219	244.44	542,412
FHS	Half Story	294	588	294	122.22	71,865
FOP	Open Porch	0	70	0	0.00	0
FPC	Open Porch Conc. Floor	0	32	0	0.00	0
TQS	Three Quarter Story	374	576	374	158.72	91,421
WDK	Wood Deck	0	757	0	0.00	0
Ttl Gross Liv / Lease Area		2,887	4,242	2,887		705,698



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			4 Gas			RESIDNTL	1090	632,900	632,900		
			6 Septic		4	RES LAND	1090	200,200	200,200		
<b>SUPPLEMENTAL DATA</b>						Total				833,100	833,100
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		#DL 2		#SR							
GIS ID F_988016_2698195		Assoc Pid#		Life Estate							
				PP STATU							

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BARRETT, M JANE		22758 0257	03-17-2008	Q	I	530,000	00	2025	1090	632,900	2024	1090	632,100			
OBERDORF, ALICE L		7080 0278	03-02-1990	U	I	100	1A		1090	200,200		1090	200,200			
OBERDORF, ROBERT P & ALICE L		3458 0078	03-15-1982	Q	I	92,000	00									
GILLIS, EDWARD R & MCKENNEY, O HE		1628 0015	04-05-1972	Q	I	31,000	00									
Total								833,100		Total		832,300		Total		744,500

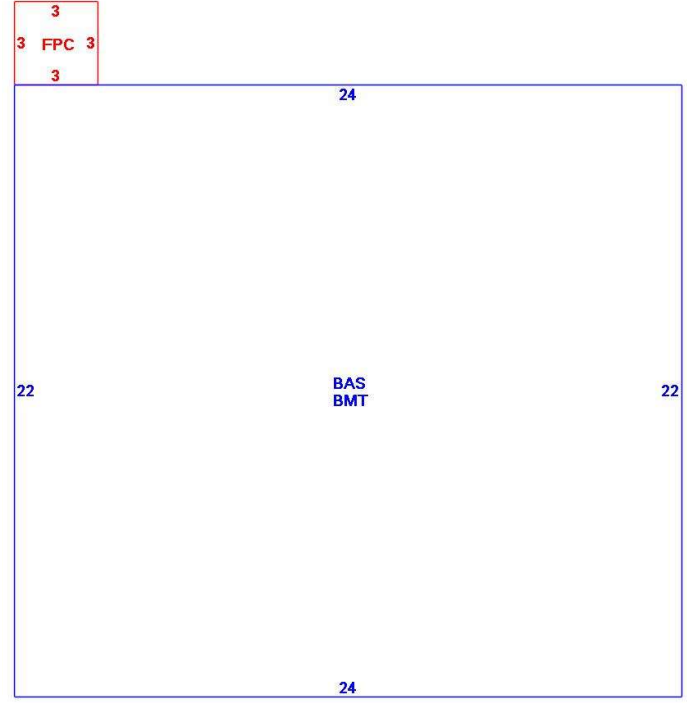
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int		
Total		0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				HYAN	Appraised Bldg. Value (Card)	593,600	
					Appraised Xf (B) Value (Bldg)	17,600	
					Appraised Ob (B) Value (Bldg)	21,700	
					Appraised Land Value (Bldg)	200,200	
					Special Land Value	0	
					Total Appraised Parcel Value	833,100	
					Valuation Method	C	
					Total Appraised Parcel Value	833,100	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										09-26-2024	SR	01		02	Bldg Permit Completed

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	
2	1090	Multi Hses M-01	RB	4	0 SF	0.00	1.00000	1.0000	5	1.00	0106	1.150		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.86	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
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	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	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		111,941			
Year Built		1950			
Effective Year Built		1985			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		30			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		70			
RCNLD		78,400			
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
BMT	Basement-Unfi	B	528	26.01	1983		70		0.00	12,300
FOPC	Open Prch-roo	B	9	55.00	1983		70		0.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	528	528	528	212.01	111,941	
BMT	Basement Area	0	528	0	0.00	0	
FPC	Open Porch Conc. Floor	0	9	0	0.00	0	
Ttl Gross Liv / Lease Area		528	1,065	528		111,941	

