

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FERNANDES, PETRINA PIRES						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION
54 UNCLE WILLIES WAY						RESIDNTL	1010	391,100	391,100	
HYANNIS MA 02601					2	RES LAND	1010	169,000	169,000	
		SUPPLEMENTAL DATA				Total		560,100	560,100	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 12 #DL 2			Plan Ref. Land Ct# 36319-B (SH 2) #SR Life Estate PP STATU					
		GIS ID F_949337_2696876		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FERNANDES, PETRINA PIRES		C228413	0	12-01-2021	Q	I	580,000	00	Year	Code	Assessed	Year	Code	Assessed
BRADBURY, WILLA B		1,446,164	0	10-23-2019	U	I	0	1F	2025	1010	391,100	2024	1010	401,000
BRADBURY, CARL G & WILLA B		C80010	0	11-15-1979	Q	V	10,980	U		1010	169,000	2023	1010	336,500
									Total		560,100	Total		570,000
									Total		560,100	Total		490,200

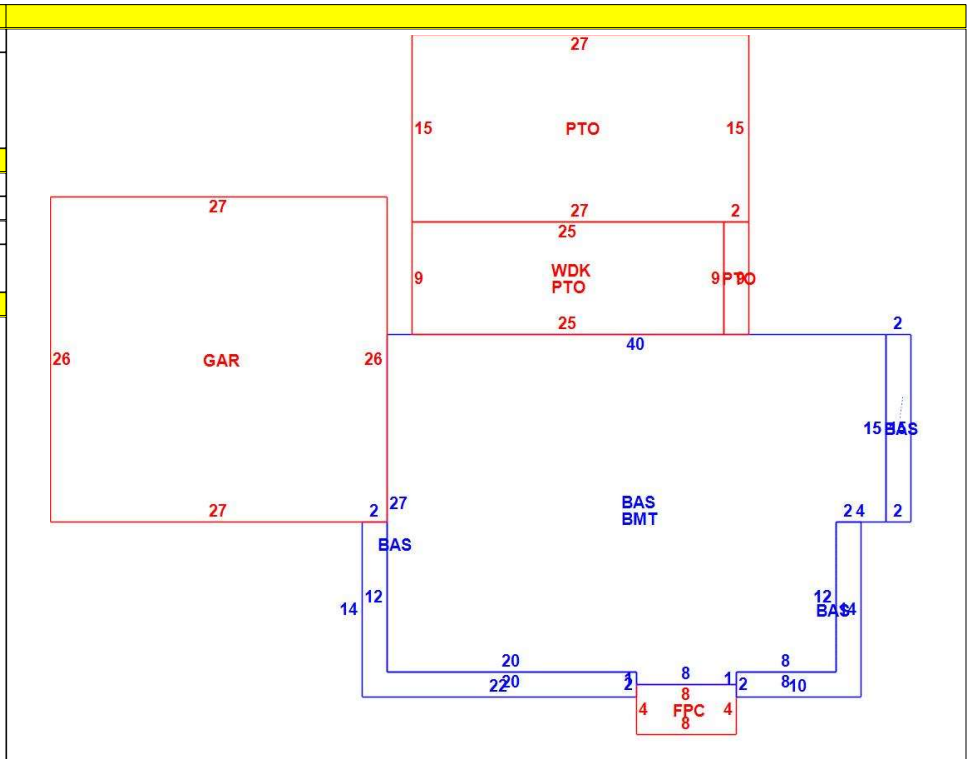
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105				COTUIT				
NOTES				Appraised Bldg. Value (Card)				304,200
				Appraised Xf (B) Value (Bldg)				74,800
				Appraised Ob (B) Value (Bldg)				12,100
				Appraised Land Value (Bldg)				169,000
				Special Land Value				0
				Total Appraised Parcel Value				560,100
				Valuation Method				C
				Total Appraised Parcel Value				560,100

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-22-16	12-29-2022	839	Solar Panel-Re	20,400	06-30-2023	100	06-30-2023	Installation of an interconnecte	06-30-2023	TR	03		16	In Office Review
EXPR-21-1	12-13-2021	835	Sid/Wind/Roof/	15,000	06-30-2022	100	06-30-2022	re-roof and siding	11-08-2022	SR	02		03	Cycl Insp Comp
B24946	04-02-1983	DW	Dwelling	100,000	01-15-1986	100	12-31-1986	CO	02-14-2022	BM	03		16	In Office Review
B24946A	04-01-1983	DW	Dwelling	0	01-15-1986	100	12-31-1986	CO 1 ST	06-10-2020	WD				FR Field Review
									04-23-2015	JR	03		03	Cycl Insp Comp
									03-26-2014	SR	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	RF	2	0.680	AC	176,344.00	1.40956	1.0000	5	1.00	0105	1.000		1.0000	248,574.5
Total Card Land Units					0.68	AC	Parcel Total Land Area					0.68	Total Land Value			169,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	08	Wood on Sheath			
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	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		370,935
			Year Built		1983
			Effective Year Built		2001
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		18
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		82
			RCNLD		304,200
			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
FPL3	Fireplace 2 sto	B	1	7000.00	1999		82		0.00	5,700
FPO	Ext FP Openin	B	1	2000.00	1999		82		0.00	1,600
WDC	Wood Decking	L	225	20.00	2004		70		0.00	3,500
PAT1	Patio- Average	L	243	5.89	2004		85		0.00	1,300
FOPC	Open Prch-roo	B	32	55.00	1999		82		0.00	1,700
GAR	Attached Gara	B	702	40.00	1999		82		0.00	19,300
PAT2	Patio-Good	L	405	9.94	2004		85		0.00	3,400
BMT	Basement-Unfi	B	1,040	26.01	1999		82		0.00	22,400
BFA1	Bsmt Fin-Goo	B	904	32.56	1999		82		0.00	24,100
SHD2	Shed w/Elec	L	112	26.00	2019		100		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,182	1,182	1,182	313.82	370,935
BMT	Basement Area	0	1,040	0	0.00	0
FPC	Open Porch Conc. Floor	0	32	0	0.00	0
GAR	Attached Garage	0	702	0	0.00	0
PTO	Patio	0	648	0	0.00	0
WDK	Wood Deck	0	225	0	0.00	0
Ttl Gross Liv / Lease Area		1,182	3,829	1,182		370,935



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