

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PISSIMISSIS, CHRISTOS & STAMATE CHRISTOS PISSIMISSIS TRUST 11 RIDGEWOOD AVENUE  HYANNIS MA 02601		1 Sloping	1 All Public	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
					4	RESIDNTL	0105	267,680	267,680
		<b>SUPPLEMENTAL DATA</b> Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_988835_2702332				COMMERC.	031X	114,720	114,720
						COM LAND	031X	41,670	41,670
Total							521,300	521,300	

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PISSIMISSIS, CHRISTOS & STAMATELLA TR		35005 141	03-28-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PISSIMISSIS, CHRISTOS & STAMATELLA		1516 1107	06-28-1971	Q	V	24,500	U	2025	0105	267,680	2024	0105	263,410	2023	0105	263,410	
									0105	97,230		0105	97,230		0105	97,230	
									031X	114,720		031X	112,890		031X	112,890	
									031X	41,670		031X	41,670		031X	41,670	
Total										521,300			Total		515,200	Total	515,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI07				HYAN

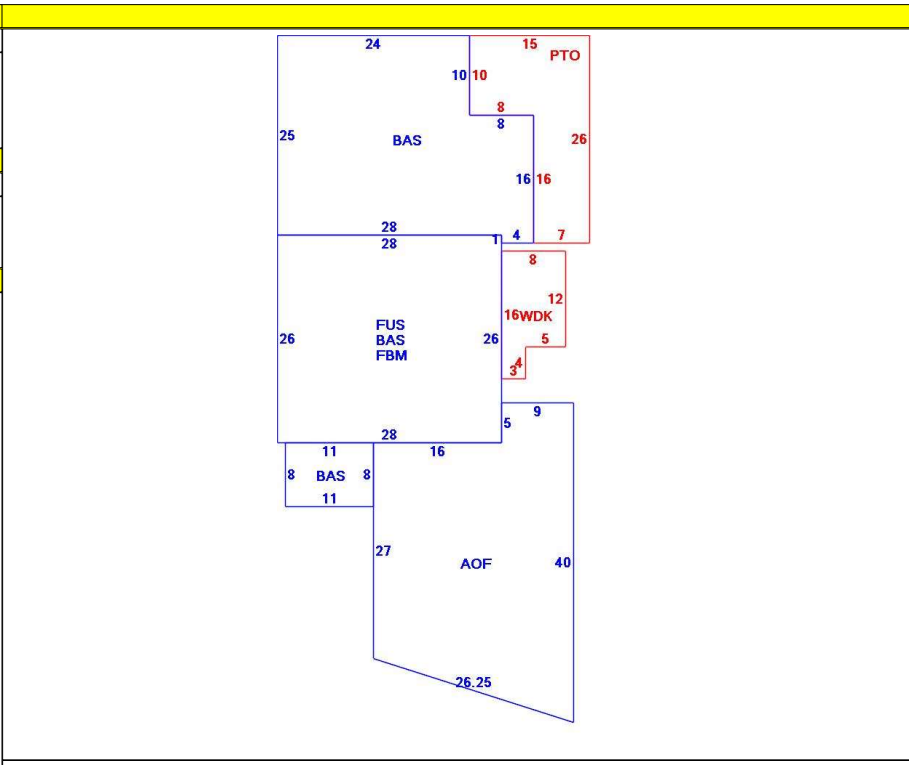
NOTES	
AOF APPEARS VACANT 4 APARTMENTS	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	349,900
Appraised Xf (B) Value (Bldg)	30,500
Appraised Ob (B) Value (Bldg)	2,000
Appraised Land Value (Bldg)	138,900
Special Land Value	0
Total Appraised Parcel Value	521,300
Valuation Method	C
Total Appraised Parcel Value	521,300

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
200708291	01-07-2008	CM	Commercial	0	11-07-2008	100	06-30-2009	INT.RENO.	05-06-2020	GM	04		FR	Field Review
83519	04-20-2005	RE	Remodel	2,000		100			06-25-2019	SR	02		03	Cycl Insp Comp
									01-15-2015	JR	03		03	Cycl Insp Comp
									01-19-2012	DR	22		22	Change of Address
									07-13-2009	TP	03		16	In Office Review
									06-01-2009	MK	02		14	Cyclical Inspection
									11-07-2008	MK	02		52	New Construction

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	031X	MU OFFICE	DMS	4	Hyannis	0.080	AC	330,000.00	5.84415	C	1.00	CI07	0.900		0	1,735,701	138,900	
Total Card Land Units						0.08	AC	Parcel Total Land Area:						0.08	Total Land Value			138,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	5.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	15	Concr/Cinder			
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	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	031X	MU OFFICE			
Total Rooms	9				
Bedrooms	02				
Full Bathrooms	0				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	010J				
Sewer Occupan					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			031X	MU OFFICE	30
			010J	THREE FAM M94	70
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		499,889
			Year Built		1920
			Effective Year Built		1986
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		349,900
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
BFA	Bsmt Fin-Avg	B	520	17.36	1986		100		0.00	9,000
PAV1	PAVING-ASPH	L	880	3.00	2007		76		0.00	2,000
BMT	Basement-Unfin	B	728	26.01	1986		100		0.00	21,500

<b>BUILDING SUB-AREA SUMMARY SECTION</b>							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	820	820	902	159.71	130,961	
BAS	First Floor	1,540	1,540	1,540	145.19	223,593	
FBM	Fin Bsmnt	364	728	291	58.04	42,250	
FUS	Upper Story	728	728	692	138.01	100,471	
PTO	Patio	0	262	13	7.20	1,887	
WDK	Wood Deck	0	108	5	6.72	726	
Ttl Gross Liv / Lease Area		3,452	4,186	3,443		499,888	

