

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION																	
PISACANO, MARGO WHARTON & CH MAINE SEAS REALTY TRUST PO BOX 126 HYANNIS PORT MA 02647												Description		Code		Assessed		Assessed																			
												RESIDNTL		1120		895,700		895,700																			
										4				RES LAND		1120		165,000				165,000															
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_991094_2702007				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#																													
														Total		1,060,700		1,060,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
PISACANO, MARGO WHARTON & CHAR BILL, WILLIAM & ELINOR				18279 2083		0087 0265		03-03-2004 08-14-1974		Q U		I		900,000 0		00		Year		Code		Assessed		Year		Code		Assessed									
																		2025		1120 1120		895,700 165,000		2024		1120 1120		841,300 165,000		2023		1120 1120		812,600 165,000			
Total																		1,060,700						Total		1,006,300				Total		977,600					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description														Number		Amount		Comm Int									
																		APPRaised VALUE SUMMARY																			
																		Appraised Bldg. Value (Card)								859,500											
																		Appraised Xf (B) Value (Bldg)								27,000											
																		Appraised Ob (B) Value (Bldg)								9,200											
																		Appraised Land Value (Bldg)								165,000											
																		Special Land Value								0											
																		Total Appraised Parcel Value								1,060,700											
																		Valuation Method								C											
																		Total Appraised Parcel Value								1,060,700											
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									
19-438		03-21-2019		804		Addn Alt-Res		500		06-30-2019		100		06-30-2019		remove the breeze way conne		05-12-2020		WD						FR		Field Review									
18-3744		01-04-2019		803		Addn Alt-Comm		3,500		06-30-2019		100		06-30-2019		relocate entry door and replac		04-06-2020		GM		04				FR		Field Review									
18-3644		11-02-2018		835		Sid/Wind/Roof/		4,500		06-30-2019		100		06-30-2019		replace 7 windows, 1 slider an		09-30-2019		SR		02				03		Cycl Insp Comp									
200904248		09-23-2009		RW		Repair Work		1,000		06-30-2010		100		06-30-2010		ROOF REPAIR		10-15-2008		NF		03				16		In Office Review									
57599		12-04-2001		NR		New Roof		4,000		01-01-2002		100		06-30-2002																							
B28750		12-01-1985		CM		Commercial		35,000		01-15-1986		100		12-31-1986		HY 20X30																					
B24406		09-01-1982		AD		Addition		0		01-15-1983		100		12-31-1983		HY ADD'N																					
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		1120		APTS 9+/M-07		DV		4		11		BL		15,000.00		1.00000		1.0000		0		1.00		0105		1.000		11 UNITS`				1.0000		15,000		165,000	
Total Card Land Units										0.00		BL		Parcel Total Land Area										0.00		Total Land Value										165,000	

Property Location 97 MAIN STREET (HYANNIS) #A
Vision ID 27639 Account # 243034

Map ID 327/ 201/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

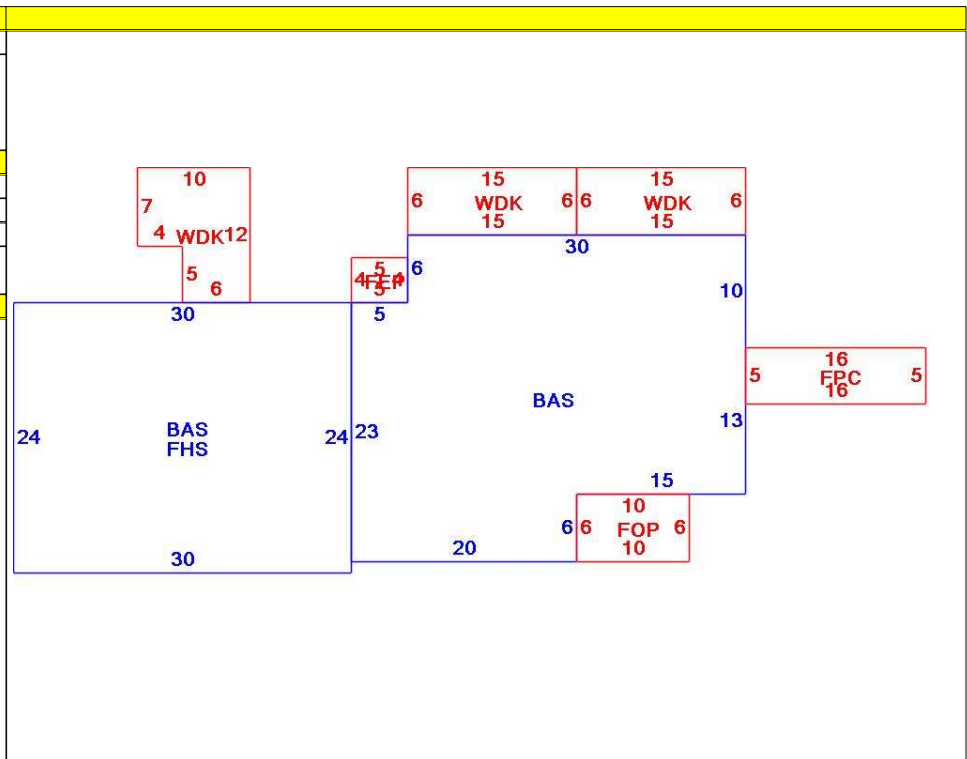
Card # 1 of 3

State Use 1120
Print Date 12/21/2024 12:16:10

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	25	Vinyl Siding			
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	02	Oil			
Heat Type	06	Steam			
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	11				
Accessory Apt					
Foundation Alt	11	Stone Ftgs			
Rms Prts					
Bath Split	50	5 Full-0 Half			

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
FPL2	Fireplace 1.5 s	B	1	6000.00	1984		68		0.00	4,100
WDC	Wood Decking	L	280	20.00	1986		34		0.00	2,000
FOP	Open Porch-ro	B	60	55.00	1984		68		0.00	2,600
FOPC	Open Prch-roo	B	80	55.00	1984		68		0.00	2,700
FEP	Enclosed porc	B	20	70.00	1984		68		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,615	1,615	1,615	321.50	519,217	
FEP	Enclosed Porch	0	20	0	0.00	0	
FHS	Half Story	360	720	360	160.75	115,739	
FOP	Open Porch	0	60	0	0.00	0	
FPC	Open Porch Conc. Floor	0	80	0	0.00	0	
WDC	Wood Deck	0	280	0	0.00	0	
Ttl Gross Liv / Lease Area		1,975	2,775	1,975		634,956	



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												RESIDNTL		1120		895,700		895,700																			
										4				RES LAND		1120		165,000				165,000															
SUPPLEMENTAL DATA																																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_991094_2702007								Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#																													
														Total		1,060,700		1,060,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
PISACANO, MARGO WHARTON & CHAR BILL, WILLIAM & ELINOR				18279 2083		0087 0265		03-03-2004 08-14-1974		Q U		I		900,000 0		00		Year		Code		Assessed		Year		Code		Assessed									
																		2025		1120 1120		895,700 165,000		2024		1120 1120		841,300 165,000		2023		1120 1120		812,600 165,000			
																				Total		1,060,700		Total		1,006,300		Total		977,600							
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description																Number		Amount		Comm Int							
																		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 859,500 Appraised Xf (B) Value (Bldg) 27,000 Appraised Ob (B) Value (Bldg) 9,200 Appraised Land Value (Bldg) 165,000 Special Land Value 0 Total Appraised Parcel Value 1,060,700 Valuation Method C Total Appraised Parcel Value 1,060,700																			
						Total		0.00																													
ASSESSING NEIGHBORHOOD																																					
Nbhd				Nbhd Name				B				Tracing				Batch																					
CI09																HYAN																					
NOTES																																					
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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		1120		APTS 9+/M-07		DV		4		0 SF		0.00		1.00000		1.0000		5		1.00		CI09		1.000						0.0000		0		0			
Total Card Land Units										0.00		SF		Parcel Total Land Area										0.00		Total Land Value										0	

State Use 1120
Print Date 12/21/2024 12:16:11

The diagram shows a 2x2 grid of rectangles. The top-left rectangle has a width of 18 and a height of 30, labeled 'FHS BAS'. The top-right rectangle has a width of 12 and a height of 52, labeled 'BAS'. The bottom-left rectangle has a width of 30 and a height of 18. The bottom-right rectangle has a width of 52 and a height of 12.

A photograph of a white, two-story house with a gabled roof and a small porch on the left. The house has white siding, blue shutters, and a central door with the number 97 above it. A date stamp '9.27.2019' is visible in the bottom right corner.A photograph of a white, two-story house with a gabled roof and a small porch on the left. The house has white siding, blue shutters, and a central door with the number 97 above it. A date stamp '9.27.2019' is visible in the bottom right corner.

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																		2025		1120 1120		895,700 165,000		2024		1120 1120		841,300 165,000		2023		1120 1120		812,600 165,000	
																				Total		1,060,700		Total		1,006,300		Total		977,600					
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ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 859,500 Appraised Xf (B) Value (Bldg) 27,000 Appraised Ob (B) Value (Bldg) 9,200 Appraised Land Value (Bldg) 165,000 Special Land Value 0 Total Appraised Parcel Value 1,060,700 Valuation Method C Total Appraised Parcel Value 1,060,700																			
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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			
3		1120		APTS 9+/M-07		DV		4		0 SF		0.00		1.00000		1.0000		5		1.00		CI09		1.000						0.0000		0		0	
										Total Card Land Units		0.00 SF		Parcel Total Land Area						0.00		Total Land Value										0			

Property Location 97 MAIN STREET (HYANNIS) #A
Vision ID 27639 Account # 243034

Map ID 327/ 201/ / /
Bldg # 3

Bldg Name
Sec # 1 of 1

Card # 3 of 3

State Use 1120
Print Date 12/21/2024 12:16:11

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	04	Cape Cod				
Model	01	Residential				
Grade:	C	Average				
Stories	1.75	1 3/4 Stories				
Exterior Wall 1	25	Vinyl Siding	CONDO DATA			
Exterior Wall 2			Parcel Id		C	
Roof Structure	03	Gable/Hip			B	S
Roof Cover	03	Asph/F GlS/Cmp	Adjust Type	Code	Description	Factor%
Interior Wall 1	05	Drywall	Condo Flr			
Interior Wall 2			Condo Unit			
Interior Floor 1	14	Carpet	COST / MARKET VALUATION			
Interior Floor 2			Building Value New			290,673
Heat Fuel	02	Oil				
Heat Type	02	Floor Furnace				
AC Type	01	None				
Bedrooms	02	2 Bedrooms	Year Built			1985
Full Baths	1		Effective Year Built			2002
Half Baths	0		Depreciation Code			A
Extra Fixtures			Remodel Rating			
Total Rooms	5	5 Rooms	Year Remodeled			
Bath Style			Depreciation %			17
Kitchen Style			Functional Obsol			0
Occupancy			External Obsol			0
Sewer Occupan			Trend Factor			1
Accessory Apt			Condition			
Foundation Alt	01	Poured Conc.	Condition %			
Rms Prts			Percent Good			83
Bath Split	10	1 Full-0 Half	RCNLD			241,300
			Dep % Ovr			
			Dep Ovr Comment			
			Misc Imp Ovr			
			Misc Imp Ovr Comment			
			Cost to Cure Ovr			
			Cost to Cure Ovr Comment			