

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PISACANO, CHARLES & MARGO WH WESTSHELL REALTY TRUST P O BOX 126 HYANNIS PORT MA 02647		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed
					4	RESIDENTL	1110	635,900	635,900
SUPPLEMENTAL DATA						RES LAND	1110	174,600	174,600
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		#DL 2		#SR					
GIS ID		F_991159_2702753		Life Estate					
				PP STATU					
				Assoc Pid#					
						Total		810,500	810,500

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PISACANO, CHARLES & MARGO WHAR		17895 0051	11-05-2003	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
PISACANO, CHARLES ETAL TRS		17895 0027	11-05-2003	U	I	1	1F	2025	1110	635,900	2024	1110	597,600
PISACANO, CHARLES		13770 0336	04-27-2001	U	I	1	1A		1110	174,600	2023	1110	597,600
PISACANO, CHARLES & MARGO		13432 0118	12-15-2000	Q	I	240,000	00						158,700
MERLESENA ENTERPRISES INC		4409 0018	02-15-1985	Q	I	50,000	U						
						Total		810,500	Total		772,200	Total	756,300

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
CI05			HYAN

NOTES	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	625,800
Appraised Xf (B) Value (Bldg)	6,500
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	174,600
Special Land Value	0
Total Appraised Parcel Value	810,500
Valuation Method	C
Total Appraised Parcel Value	810,500

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
EXPR-24-5	05-10-2024	835	Sid/Wind/Roof/	2,766		100		Residential weatherization and	05-12-2020	WD			FR	Field Review
201202714	05-11-2012	NW	New Windows	2,500		100		REPLC WINDS-REMOV APP	04-08-2020	GM			FR	Field Review
63751	09-13-2002	RA	Remodel-Additi	2,500	02-26-2003	100	01-01-2003	ADD DORMER TO BATHRM	09-25-2018	RB	03		16	In Office Review
B29918	09-01-1986	AD	Addition	40,000		100		HY 2 UNIT	11-15-2017	KM	02		03	Cycl Insp Comp
									02-26-2003	MF	02		02	Bldg Permit Completed
									05-07-2002	PT	01		00	Meas/Listed-Interior Acces
									07-15-1987	M				

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	1110	4-8 Units M-03	DV	4	0.220 AC	176,344.00	3.75053	1.0000	5	1.20	0105	1.000	5 UNITS		1.0000	793,653.8
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			174,600

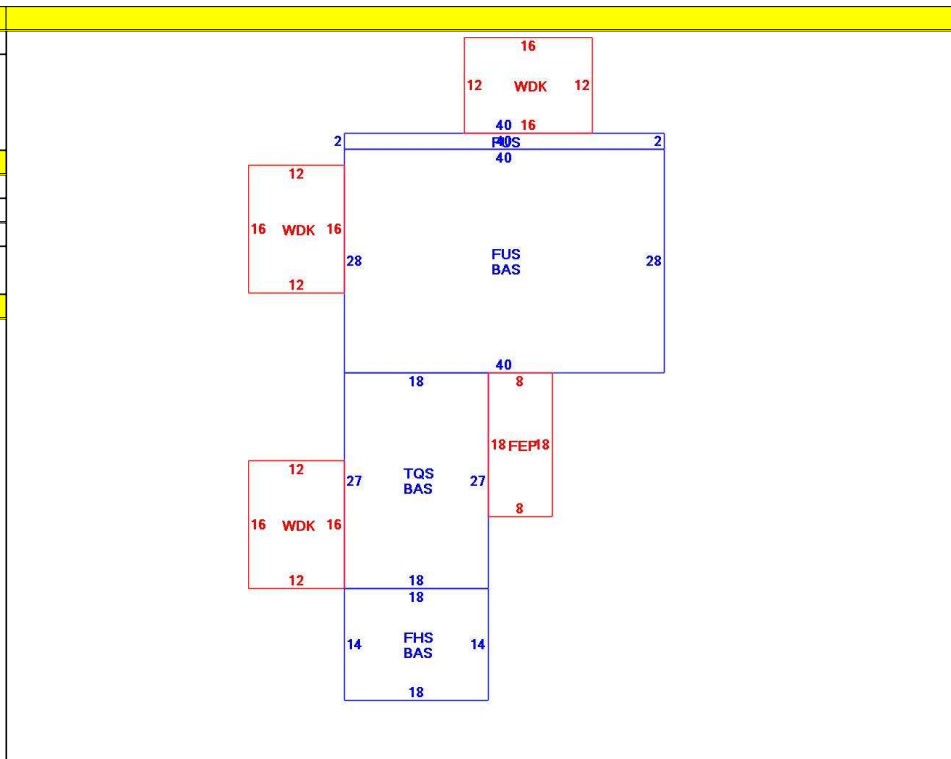
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	08	8 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy	5				
Sewer Occupan	5				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			
			CONDO DATA		
Parcel Id			C	Owne	0.0
Adjust Ttp			B	S	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New				993,410	
Year Built				1930	
Effective Year Built				1989	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				27	
Functional Obsol				5	
External Obsol				5	
Trend Factor				1	
Condition					
Condition %					
Percent Good				63	
RCNLD				625,800	
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	576	20.00	1986		34		0.00	3,600
FEP	Enclosed porc	B	144	70.00	1984		63		0.00	6,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,858	1,858	1,858	279.91	520,078
FEP	Enclosed Porch	0	144	0	0.00	0
FHS	Half Story	126	252	126	139.96	35,269
FUS	Upper Story	1,200	1,200	1,200	279.91	335,895
TQS	Three Quarter Story	0	486	365	210.22	102,168
WDK	Wood Deck	0	576	0	0.00	0
Ttl Gross Liv / Lease Area		3,184	4,516	3,549		993,410



11.15.2017