

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
FALACCI, JOHN M & JENNIFER PO BOX 1224 HYANNIS MA 02601		1 Level	2 Public Water			Description	Code	Appraised	Assessed	
			4 Gas	1 Paved		RESIDNTL	0104	230,050	230,050	
			6 Septic		6	RES LAND	0104	69,000	69,000	
SUPPLEMENTAL DATA						COMMERC.	031M	230,050	230,050	
Alt Prcl ID		Split Zonin		Plan Ref.		COM LAND	031M	69,000	69,000	
#DL 1 PARCELS 1 & 2		#DL 2		Land Ct#						
GIS ID F_953479_2701596		Assoc Pid#		PP STATU						
Total								598,100	598,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FALACCI, JOHN M & JENNIFER	36024	343	10-10-2023	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LARSON, CRAIG & FALACCI, JOHN TRS	16139	0005	12-23-2002	U	I	100	1A	2025	0104	230,050	2024	0104	228,350	2023	0104	228,350
LARSON, CRAIG G TR	15001	0083	04-01-2002	Q	I	115,000	00		0104	69,000		0104	69,000		0104	69,000
COUTO, GILHERMINA A	2239	0273	09-25-1975	U		0			031M	230,050		031M	228,350		031M	228,350
									031M	69,000		031M	69,000		031M	69,000
Total								598,100		Total		594,700		Total		594,700

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										
CI05				MARSTM										

NOTES										VISIT / CHANGE HISTORY									
-MORNING GLORY CAFE -SEASIDE KITCHENS -APTS UP										Date	Id	Type	Is	Cd	Purpost/Result				
										05-06-2020	GM	04		FR	Field Review				
										05-29-2019	SR	01		03	Cycl Insp Comp				
										03-25-2016	AL	22		22	Change of Address				
										08-13-2014	JR	03		16	In Office Review				
										01-31-2013	JR	02		14	Cyclical Inspection				
										11-29-2005	PT	02		01	Meas/Est				
										08-09-2005	JS	04		44	Drive by inspection only				
Total Appraised Parcel Value															598,100				

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
EXPC-24-4	01-18-2024	835	Sid/Wind/Roof/	6,800		100		Emergency repair. Roof leak la		05-06-2020	GM	04		FR	Field Review				
19-500	02-15-2019	836	Sign	0	06-30-2019	100	06-30-2019	48"x36" sign for Morning Glory		05-29-2019	SR	01		03	Cycl Insp Comp				
69911	07-02-2003	NC	New Constructi	450,000	08-08-2005	100	01-01-2005			03-25-2016	AL	22		22	Change of Address				
56072	09-27-2001	DE	Demolish	1,000	12-11-2001	100	01-01-2002	DEMO SHED ATT TO DW		08-13-2014	JR	03		16	In Office Review				
										01-31-2013	JR	02		14	Cyclical Inspection				
										11-29-2005	PT	02		01	Meas/Est				
										08-09-2005	JS	04		44	Drive by inspection only				

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	031M	MU RET/OFFC	MM	3	Marstons	0.370	AC	330,000.00	1.67403	C	1.00	CI05	0.675		0	372,900	138,000		
Total Card Land Units						0.37	AC	Parcel Total Land Area: 0.37						Total Land Value					138,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	23	Res Typ Com									
Model	94	Commercial									
Grade	C+	Average Plus									
Stories	2										
Occupancy	4.00										
Exterior Wall 1	11	Clapboard									
Exterior Wall 2											
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											
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	031M	MU RET/OFFC									
Total Rooms											
Bedrooms	02										
Full Bathrooms	3										
Bath Split	22	2 Full-2 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	06	CEIL & WALLS									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:	0340										
Sewer Occupan											

MIXED USE		
Code	Description	Percentage
031M	MU RET/OFFC	50
0104	Mix Use 2 Fam	50
		0

COST / MARKET VALUATION		
RCN		500,649
Year Built		2003
Effective Year Built		2011
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	10	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	90	
RCNLD	450,600	
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	4,200	3.00	2003		68		0.00	8,600
SGN2	DOUBLE SIDE	L	12	39.53	2001		64		0.00	300
SPO2	SIGN POST ST	L	12	73.02	2001		64		0.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,704	1,704	1,704	134.98	230,010	
BMT	Basement Area	0	1,704	341	27.01	46,029	
FPC	Open Porch Conc. Floor	0	204	31	20.51	4,184	
FUS	Upper Story	1,704	1,704	1,619	128.25	218,536	
PTO	Patio	0	286	14	6.61	1,890	
Ttl Gross Liv / Lease Area		3,408	5,602	3,709		500,649	

