

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
RYABIN, BORIS & JANNA 49 GOAT FIELD LANE HYANNIS MA 02601		3 Below Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	485,700	485,700		
			6 Septic			RES LAND	1010	152,900	152,900		
SUPPLEMENTAL DATA						Total				638,600	638,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 26 #DL 2 GIS ID F_979020_2698644				Plan Ref. 249/15 Land Ct# #SR Life Estate PP STATU D:Deleted Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
RYABIN, BORIS & JANNA	35366	007	09-15-2022	Q	I	675,000	00	2023	1010	380,100	2022	1010	327,800	2021	1010	257,700
NAIMAN, LILYA	35317	106	03-17-2016	U	I	0	1F		1010	139,000		1010	103,000		1010	103,000
NAIMAN, DANIEL & LILYA	18976	0245	08-27-2004	Q	I	427,000	00								1010	32,700
FERULLO, A RICHARD	9683	0009	05-15-1995	U	I	1	A	Total								
FERULLO, A RICHARD & ANNE	4290	0007	10-15-1984	U	I	93,500	O	519,100	Total		430,800	Total		393,400		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2024	5C	RESIDENTIAL EXEMPTION														
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	356,200	
					Appraised Xf (B) Value (Bldg)	92,300	
					Appraised Ob (B) Value (Bldg)	37,200	
					Appraised Land Value (Bldg)	152,900	
					Special Land Value	0	
					Total Appraised Parcel Value	638,600	
					Valuation Method	C	
					Total Appraised Parcel Value	638,600	

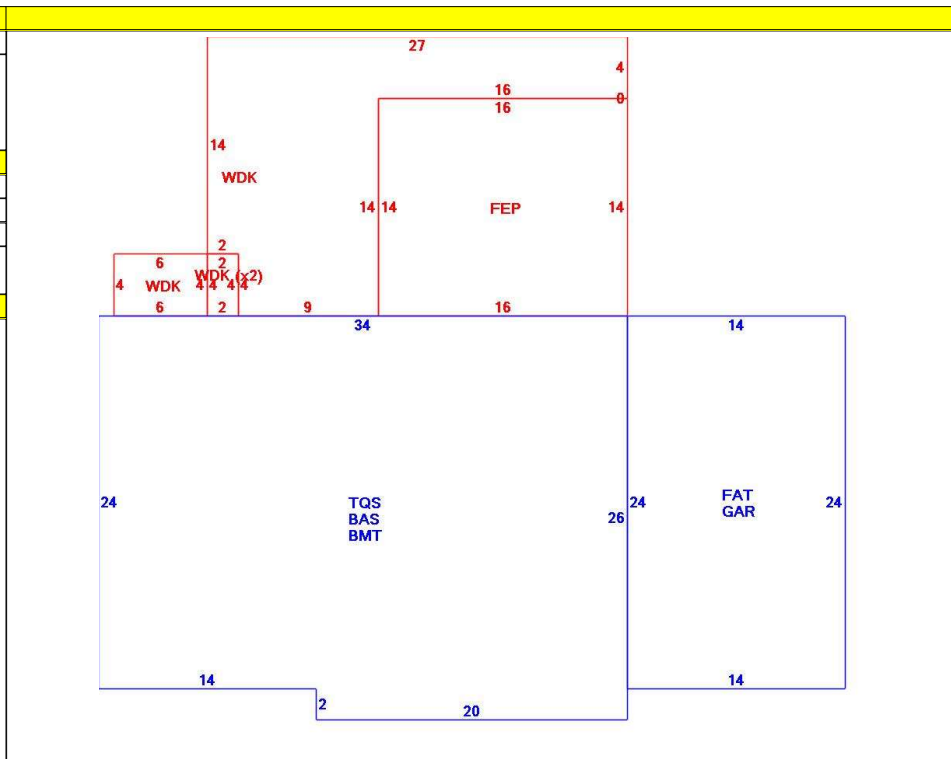
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-21-56	05-04-2021	804	Addn Alt-Res	5,600		100		roof replacement	08-04-2023	LH	03		22	Change of Address	
200802484	06-04-2008	RE	Remodel	4,000	09-24-2008	100	06-30-2009		08-01-2023	EG	03		16	In Office Review	
B34317	05-01-1991	SP	Swimming Pool	18,000	01-15-1992	100	01-15-1992	HY SW.POO	05-26-2023	TR	02		20	Sale Review	
B34259	04-01-1991	SP	Swimming Pool	11,975	01-15-1992	100	01-15-1992	HY SW.POO	05-19-2020	WD			FR	Field Review	
B30221	11-01-1986	AD	Addition	12,000	01-15-1987	100	01-15-1987	HP SUN RM	05-10-2017	SR	02		14	Cyclical Inspection	
									09-24-2008	MK	02		02	Bldg Permit Completed	

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	RB	4	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0105	1.000		1.0000	413,244.5	152,900
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			152,900	

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	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	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	391,465
Year Built	1984
Effective Year Built	2008
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	356,200
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
FPL2	Fireplace 1.5 s	B	1	6000.00			91		0.00	5,500
SPL1	Pool-Concrete	L	512	100.00	1991		44	00	1.00	22,500
BFA2	Bsmt Fin-VG-	B	800	54.47			91		0.00	39,700
WDC	Wood Decking	L	294	20.00	2010		82		0.00	4,900
FEP	Enclosed porc	B	224	70.00			91		0.00	12,300
GAR	Attached Gara	B	336	40.00			91		0.00	13,100
BMT	Basement-Unfi	B	856	26.01			91		0.00	21,700
WDC	Wood Deck w/	L	493	18.00	2010		82		0.00	6,900
SPH1	Pool Heater <	L	1	2434.00	2000		62		0.00	1,500
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	856	856	856	267.76	229,203
BMT	Basement Area	0	856	0	0.00	0
FAT	Attic, Finished	50	336	50	39.85	13,388
FEP	Enclosed Porch	0	224	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
TQS	Three Quarter Story	556	856	556	173.92	148,875
WDK	Wood Deck	0	294	0	0.00	0
Ttl Gross Liv / Lease Area		1,462	3,758	1,462		391,466

