

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
FORSYTHE, JOHN D 94 CARLOTTA AVE HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	286,800	286,800
		6	Septic							RES LAND	1010	170,000	170,000
SUPPLEMENTAL DATA										Total		456,800	456,800
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 44 #DL 2 GIS ID F_977776_2699485				Plan Ref. 165/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
ZAMPITELLA, JOSEPH N & MELISSA A		35592	153	01-13-2023		Q	I			513,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FORSYTHE, JOHN D		9992	0244	12-15-1995		Q	I			95,000		U		2023	1010	246,900	2022	1010	216,500	2021	1010	176,700
RENAUD, RITA & SERBA, EDWARD		9492	0097	12-15-1994		U	I			100		A			1010	168,000		1010	119,400		1010	119,400
SERBA, WALTER J & ANGELA		1419	0236	11-13-1968		U				0											1010	2,400
										Total		414,900	Total		335,900	Total		298,500				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	246,800
Appraised Xf (B) Value (Bldg)	37,000
Appraised Ob (B) Value (Bldg)	3,000
Appraised Land Value (Bldg)	170,000
Special Land Value	0
Total Appraised Parcel Value	456,800
Valuation Method	C
Total Appraised Parcel Value	456,800

NOTES

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
20-2186	08-14-2020	835	Sid/Wind/Roof/	5,000		100		siding - barn transfer station			06-03-2020	DM			FR	Field Review
17-2797	08-16-2017	835	Sid/Wind/Roof/	8,500		100		re-roof stripping old shingles -			11-27-2017	SR	02		03	Cycl Insp Comp
											04-30-2010	PT	05		08	Inspection Refused
											11-27-2001	PT	01		00	Meas/Listed-Interior Acces

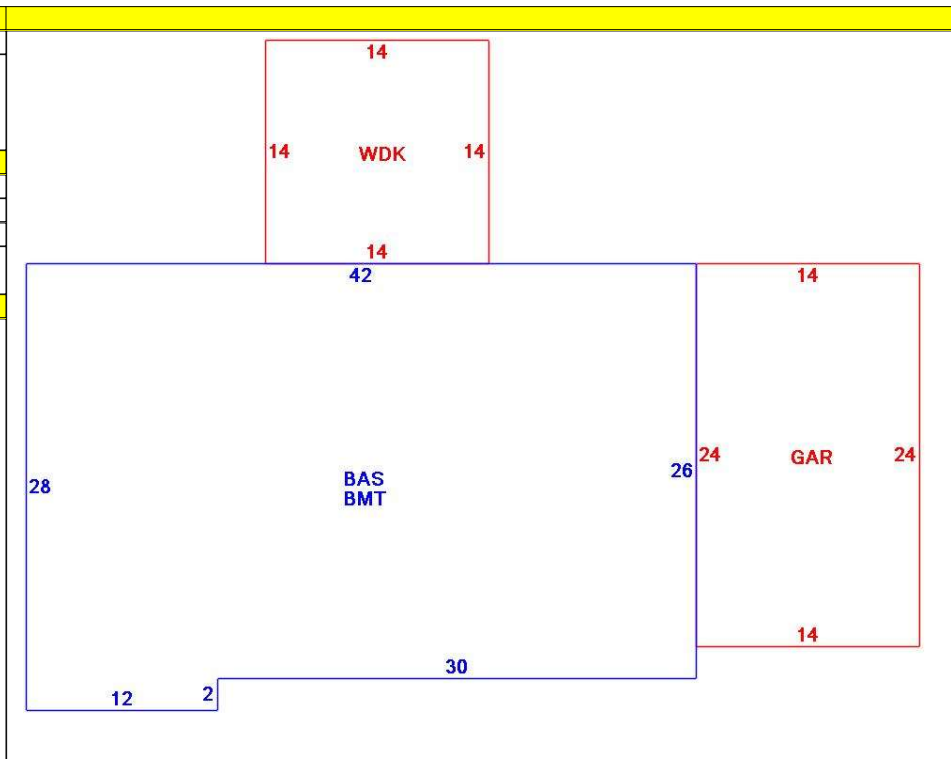
LAND LINE VALUATION SECTION

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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0106	1.150		1.0000	708,303.3	170,000	
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value					170,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	09	Typical			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	320,482
Year Built	1968
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	246,800
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
FPL1	Fireplace 1 sto	B	1	5000.00	1992		77		0.00	3,900
WDC	Wood Decking	L	196	20.00	1995		52		0.00	2,400
GAR	Attached Gara	B	336	40.00	1992		77		0.00	11,100
BMT	Basement-Unfi	B	1,116	26.01	1992		77		0.00	22,000
SHED	Shed	L	64	18.00	1995		52		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,116	1,116	1,116	287.17	320,482
BMT	Basement Area	0	1,116	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,116	2,764	1,116		320,482

