

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA
LUCIO, RENATO 23 WOODLAND AVENUE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDENTL	1010	263,900	263,900	
			6 Septic			RES LAND	1010	129,900	129,900	
SUPPLEMENTAL DATA						Total				393,800
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q NO APP: #DL 1 UNNUM #DL 2 GIS ID F_981451_2699525				Plan Ref. 365/54 Land Ct# #SR Life Estate PP STATU Assoc Pid#						VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LUCIO, RENATO		32369 0117	10-10-2019	Q	I	309,000	00	Year	Code	Assessed	Year	Code	Assessed			
FRENZA, KENNETH J SR & MONICA L		28175 0148	05-30-2014	Q	I	190,000	00	2023	1010	221,800	2022	1010	185,000			
VALENTINE, MARGO E		23353 0148	01-05-2009	U	I	156,000	1		1010	124,700		1010	92,300			
MCWILLIAMS, WILLIAM & ANN		23312 0320	12-15-2008	U	I	105,500	1					1010	9,600			
CORIO, GRACE & MILLER, BETTY JO		21952 0307	04-18-2007	U	I	245,000	1									
Total								346,500		Total		277,300		Total		262,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

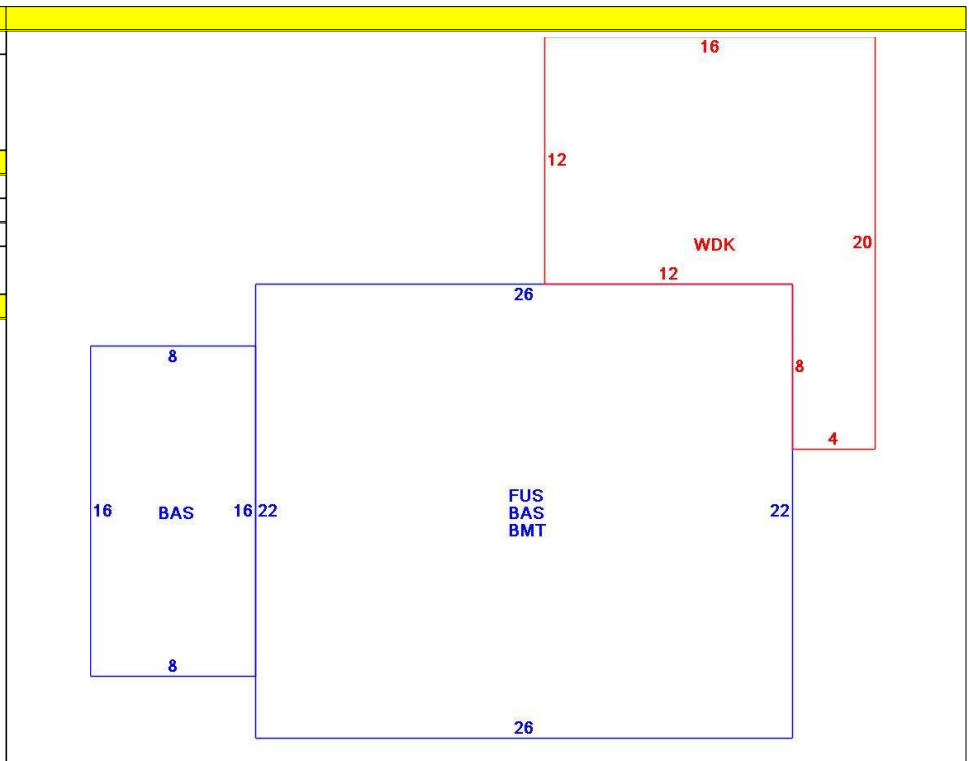
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0104				HYAN				

NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)	236,600			
				Appraised Xf (B) Value (Bldg)	17,700			
				Appraised Ob (B) Value (Bldg)	9,600			
				Appraised Land Value (Bldg)	129,900			
				Special Land Value	0			
				Total Appraised Parcel Value	393,800			
				Valuation Method	C			
				Total Appraised Parcel Value	393,800			

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
BLDR-22-10	09-14-2022	839	Solar Panel-Re	18,744		0		Installation of roof mounted ph		04-23-2020	WD			FR	Field Review
BLDR-22-33	04-14-2022	880	Alt-Int work-Res	50,000		0		Due to water damage from bro		03-02-2020	SAF			20	Sale Review
201406299	09-25-2014	IN	Insulation	1,500	06-30-2015	100	06-30-2015	IN 10" OF CELLULOSE IN AT		11-30-2017	KM	02		03	Cycl Insp Comp
201302744	04-29-2013	SH	Shed	0	06-30-2013	100	06-30-2013	SHED 6X8		08-07-2015	JR	03		20	Sale Review
200904478	09-21-2009	NR	New Roof	2,000	06-30-2010	100	06-30-2010	REROOF STRIPPING OLD		01-26-2001	PT	01		00	Meas/Listed-Interior Acces
B34205	03-01-1991	DE	Demolish	0	01-15-1992	100		HY GARAGE		06-09-1997	AM	02		01	Meas/Est
										09-15-1990	ME	02		01	Meas/Est

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	SPLI	4	0.210 AC	176,344.00	3.89789	1.0000	5	1.00	0104	0.900		1.0000	618,632.3	129,900	
Total Card Land Units					0.21 AC	Parcel Total Land Area					0.21	Total Land Value					129,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	10	1 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr		0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			328,596		
Year Built			1940		
Effective Year Built			1989		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			23		
Functional Obsol			0		
External Obsol			5		
Trend Factor			1		
Condition					
Condition %					
Percent Good			72		
RCNLD			236,600		
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	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	Fireplace 1.5 s	B	1	6000.00	1989		72		0.00	4,300
BMT	Basement-Unfi	B	572	26.01	1989		72		0.00	13,400
WDC	Wood Deck w/	L	120	18.00	2017		96		0.00	3,300
WDC	Wood Decking	L	224	20.00	2017		96		0.00	4,900
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	700	700	700	258.33	180,831
BMT	Basement Area	0	572	0	0.00	0
FUS	Upper Story	572	572	572	258.33	147,765
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,272	2,068	1,272		328,596



09/15/2023