

| CURRENT OWNER   |  | TOPO    | UTILITIES      | STRT / ROAD   | LOCATION | CURRENT ASSESSMENT |      |          |          | 801<br>FY2024<br>BARNSTABLE, MA |
|---|--|---------|----------------|---|----------|--------------------|------|----------|----------|---------------------------------|
| LUTZ, LYNN<br><br>48 WOODLAND AVE<br><br>HYANNIS MA 02601   |  | 1 Level | 2 Public Water | 1 Paved   |          | Description        | Code | Assessed | Assessed |                                 |
|   |  |         | 4 Gas          |   |          | RESIDNTL           | 1010 | 184,100  | 184,100  |                                 |
|   |  |         | 6 Septic       |   |          | RES LAND           | 1010 | 133,000  | 133,000  |                                 |
| <b>SUPPLEMENTAL DATA</b>  |  |         |                |   |          | Total              |      |          |          | 317,100                         |
| Alt Prcl ID<br>Split Zonin<br>BID Parcel<br>ResExpt Q YES:<br>#DL 1<br>#DL 2<br>GIS ID F_981591_2699778 |  |         |                | Plan Ref.<br>Land Ct#<br>#SR<br>Life Estate<br>PP STATU<br>Assoc Pid# |          |                    |      |          |          |                                 |

**VISION**

| RECORD OF OWNERSHIP               |       | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |
|-----------------------------------|-------|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|
| LUTZ, LYNN                        | 19917 | 0138        | 06-09-2005 | U   | I   | 100       | 1J | Year                           | Code | Assessed | Year  | Code | Assessed |
| CURTIS, LOREEN D & LUTZ, LYNN     | 16762 | 0340        | 04-17-2003 | U   | I   | 1         | 1J | 2023                           | 1010 | 163,100  | 2022  | 1010 | 136,600  |
| CURTIS, LOREEN D & LUTZ, RONALD & | 16279 | 0268        | 01-23-2003 | U   | I   | 1         | 1J |                                | 1010 | 127,700  |       | 1010 | 94,600   |
| CURTIS, LOREEN D & LUTZ, RONALD & | 15959 | 0186        | 11-22-2002 | U   | I   | 1         | 1J |                                |      |          |       | 1010 | 3,400    |
| CURTIS, LOREEN D & LUTZ, LYNN     | 12963 | 0123        | 04-24-2000 | U   | I   | 1         | 1J | Total                          |      | 290,800  | Total |      | 231,200  |
|                                   |       |             |            |     |     |           |    | Total                          |      | 205,800  | Total |      | 205,800  |

| 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       |
| 0104                   |           |   | Batch<br>HYAN |

| APPRAISED VALUE SUMMARY       |         |
|-------------------------------|---------|
| Appraised Bldg. Value (Card)  | 166,300 |
| Appraised Xf (B) Value (Bldg) | 14,400  |
| Appraised Ob (B) Value (Bldg) | 3,400   |
| Appraised Land Value (Bldg)   | 133,000 |
| Special Land Value            | 0       |
| Total Appraised Parcel Value  | 317,100 |
| Valuation Method              | C       |
| Total Appraised Parcel Value  | 317,100 |

| 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             |
|                        |            |      |             |        |           |                        |           |          | 04-23-2020 | WD |      |    | FR | Field Review               |
|                        |            |      |             |        |           |                        |           |          | 10-11-2017 | SR | 02   |    | 03 | Cycl Insp Comp             |
|                        |            |      |             |        |           |                        |           |          | 01-17-2014 | JR | 03   |    | 16 | In Office Review           |
|                        |            |      |             |        |           |                        |           |          | 01-26-2001 | PT | 01   |    | 00 | Meas/Listed-Interior Acces |
|                        |            |      |             |        |           |                        |           |          | 09-15-1990 | ML | 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  | 0104      | 0.900            |                    | 1.0000     | 554,319.7  |
| Total Card Land Units       |          |                |      |    | 0.24       | AC         | Parcel Total Land Area |         |            |       |       | 0.24      | Total Land Value |                    |            | 133,000    |

| CONSTRUCTION DETAIL |     |                | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-----|----------------|---------------------------------|----|-------------|
| Element             | Cd  | Description    | Element                         | Cd | Description |
| Style               | 04  | Cape Cod       |                                 |    |             |
| Model               | 01  | Residential    |                                 |    |             |
| Grade:              | C-  | Average Minus  |                                 |    |             |
| Stories             | 1.4 |                |                                 |    |             |
| 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    | 14  | Carpet         |                                 |    |             |
| Interior Floor 2    | 12  | Hardwood       |                                 |    |             |
| Heat Fuel           | 03  | Gas            |                                 |    |             |
| Heat Type           | 05  | Hot Water      |                                 |    |             |
| AC Type             | 01  | None           |                                 |    |             |
| Bedrooms            | 02  | 2 Bedrooms     |                                 |    |             |
| Full Baths          | 1   |                |                                 |    |             |
| Half Baths          | 0   |                |                                 |    |             |
| Extra Fixtures      |     |                |                                 |    |             |
| Total Rooms         | 4   | 4 Rooms        |                                 |    |             |
| Bath Style          |     |                |                                 |    |             |
| Kitchen Style       |     |                |                                 |    |             |
| Occupancy           |     |                |                                 |    |             |
| UsrflD 105          |     |                |                                 |    |             |
| Accessory Apt       |     |                |                                 |    |             |
| Foundation Alt      | 02  | Conc. Block    |                                 |    |             |
| 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       | 227,820 |
| Year Built               | 1930    |
| Effective Year Built     | 1984    |
| Depreciation Code        | G       |
| Remodel Rating           |         |
| Year Remodeled           |         |
| Depreciation %           | 27      |
| Functional Obsol         | 0       |
| External Obsol           | 0       |
| Trend Factor             | 1       |
| Condition                |         |
| Condition %              |         |
| Percent Good             | 73      |
| RCNLD                    | 166,300 |
| 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   | 130   | 20.00      | 1986   |          | 34   |       | 0.00       | 1,300       |
| BMT  | Basement-Unfi | B   | 630   | 26.01      | 1984   |          | 73   |       | 0.00       | 14,400      |
| SHED | Shed          | L   | 120   | 18.00      | 2017   |          | 96   |       | 0.00       | 2,100       |

**BUILDING SUB-AREA SUMMARY SECTION**

| Code                       | Description   | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|---------------|-------------|------------|----------|-----------|----------------|
| BAS                        | First Floor   | 630         | 630        | 630      | 268.02    | 168,855        |
| BMT                        | Basement Area | 0           | 630        | 0        | 0.00      | 0              |
| FHS                        | Half Story    | 220         | 440        | 220      | 134.01    | 58,965         |
| WDK                        | Wood Deck     | 0           | 130        | 0        | 0.00      | 0              |
| Ttl Gross Liv / Lease Area |               | 850         | 1,830      | 850      |           | 227,820        |

