

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KARWOSKI, DANIEL J JR & SUSAN B								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
84 WAYLAND RD								RESIDNTL	1010	389,400	389,400	
HYANNIS MA 02601								RES LAND	1010	135,500	135,500	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID				Plan Ref.								
Split Zonin				Land Ct# 36508-D								
ResExpt Q YES:				Life Estate								
#DL 1 LOT 51				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_981082_2703044								Total 524,900 524,900				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KARWOSKI, DANIEL J JR & SUSAN B				C91287	0	03-15-1983	Q	I	60,250	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FRANCO, NICHOLAS D TR				C89921	0	10-19-1982	U	V	119,600	N	2023	1010	333,900	2022	1010	290,200	2021	1010	221,700
												130,100		1010	96,400		1010	91,300	
																	1010	12,200	
											Total 464,000		Total 386,600		Total 325,200				

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2022	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			349,500
Appraised Xf (B) Value (Bldg)			27,700
Appraised Ob (B) Value (Bldg)			12,200
Appraised Land Value (Bldg)			135,500
Special Land Value			0
Total Appraised Parcel Value			524,900
Valuation Method			C
Total Appraised Parcel Value			524,900

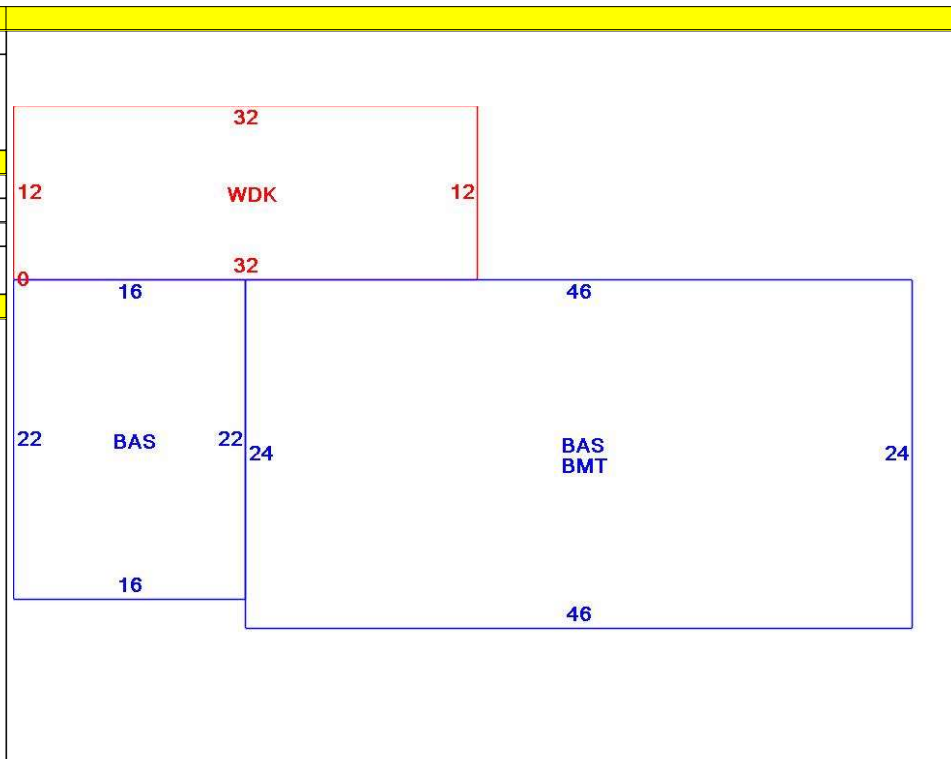
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-1465	05-23-2018	833	Shd-Res-under	0	08-07-2018	100	06-30-2018	8x12 Shed	12-22-2021	AS	03		16	In Office Review
B29854	08-01-1986	AD	Addition	14,000	01-15-1987	100	12-31-1987	HY ADD'N	04-23-2020	WD			FR	Field Review
									08-14-2018	SR	02		02	Bldg Permit Completed
									02-19-2015	SR	02		14	Cyclical Inspection

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	0.300	AC	176,344.00	2.84692	1.0000	5	1.00	0104	0.900		1.0000	451,828.6	135,500
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value				135,500

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	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	12	Hardwood			
Interior Floor 2	14	Carpet			
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	421,119
Year Built	1982
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	349,500
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	1999		83		0.00	4,200
WDC	Wood Decking	L	384	20.00	2004		70		0.00	5,200
BMT	Basement-Unfi	B	1,104	26.01	1999		83		0.00	23,500
SHED	Shed	L	96	18.00	2018		98		0.00	1,700
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,456	1,456	1,456	289.23	421,119
BMT	Basement Area	0	1,104	0	0.00	0
WDK	Wood Deck	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		1,456	2,944	1,456		421,119

