

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
KOWALSKI, JOSEPH S & MOLLIE A  41 FERNWOOD AVE  HYANNIS MA 02601	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1090	382,800		382,800
			6	Septic			RES LAND	1090	174,700	174,700	
<b>SUPPLEMENTAL DATA</b>						Total		557,500	557,500		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 42 #DL 2 GIS ID F_983872_2696749				Plan Ref. 38/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KOWALSKI, JOSEPH S & MOLLIE A GALLAGHER, MOLLIE A BONNEY, PHYLLIS S & EDWARD W	21213	0272	07-25-2006	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	12945	0270	04-14-2000	U	I	180,000	1	2023	1090	349,300	2022	1090	284,800	2021	1090	250,600
	0824	0307	10-15-1952	U		0			1090	172,600		1090	122,800		1090	1,200
Total								521,900		Total		407,600		Total		374,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2010	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

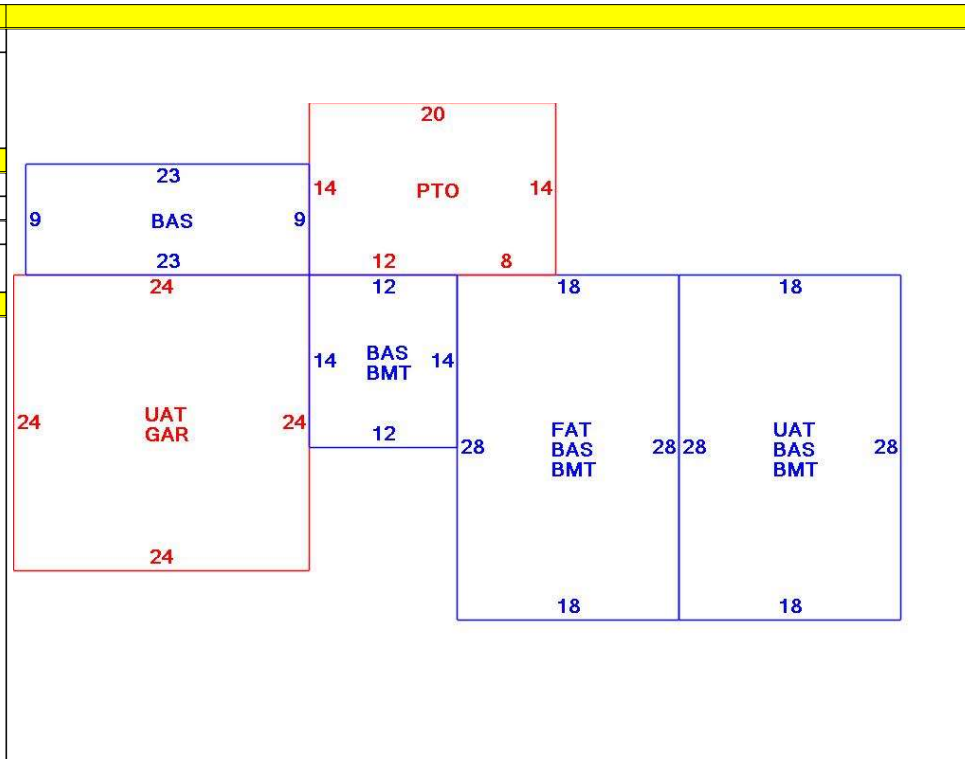
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B		Tracing		Batch				
0106						HYAN				

NOTES													APPRAISED VALUE SUMMARY			
													Appraised Bldg. Value (Card)		339,900	
													Appraised Xf (B) Value (Bldg)		41,700	
													Appraised Ob (B) Value (Bldg)		1,200	
													Appraised Land Value (Bldg)		174,700	
													Special Land Value		0	
													Total Appraised Parcel Value		557,500	
													Valuation Method		C	
													Total Appraised Parcel Value		557,500	

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
										05-26-2020	WD			FR	Field Review
										10-10-2017	SR	02		03	Cycl Insp Comp
										08-15-2013	DR	03		16	In Office Review
										02-13-2002	PT	01		00	Meas/Listed-Interior Acces
										06-15-1988	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	1090	Multi Hses M-01	RB	4	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0106	1.150				1.0000	513,848.7	174,700
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value					174,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.15	1 Story w/FAT			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	02	Heat Pump			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105	2				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		413,751
			Year Built		1953
			Effective Year Built		1982
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		29
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		71
			RCNLD		293,800
			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
BRR	Bsmt Rec Rm-	B	338	8.05	1984		71		0.00	1,900
FPL2	Fireplace 1.5 s	B	1	6000.00	1984		71		0.00	4,300
PAT1	Patio- Average	L	280	5.89	1991		72		0.00	1,200
GAR	Attached Gara	B	576	40.00	1984		71		0.00	14,500
BMT	Basement-Unfi	B	1,176	26.01	1984		71		0.00	21,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,383	1,383	1,383	264.04	365,167
BMT	Basement Area	0	1,176	0	0.00	0
FAT	Attic, Finished	76	504	76	39.82	20,067
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	280	0	0.00	0
UAT	Attic, Unfinished	0	1,080	108	26.40	28,516
Ttl Gross Liv / Lease Area		1,459	4,999	1,567		413,750

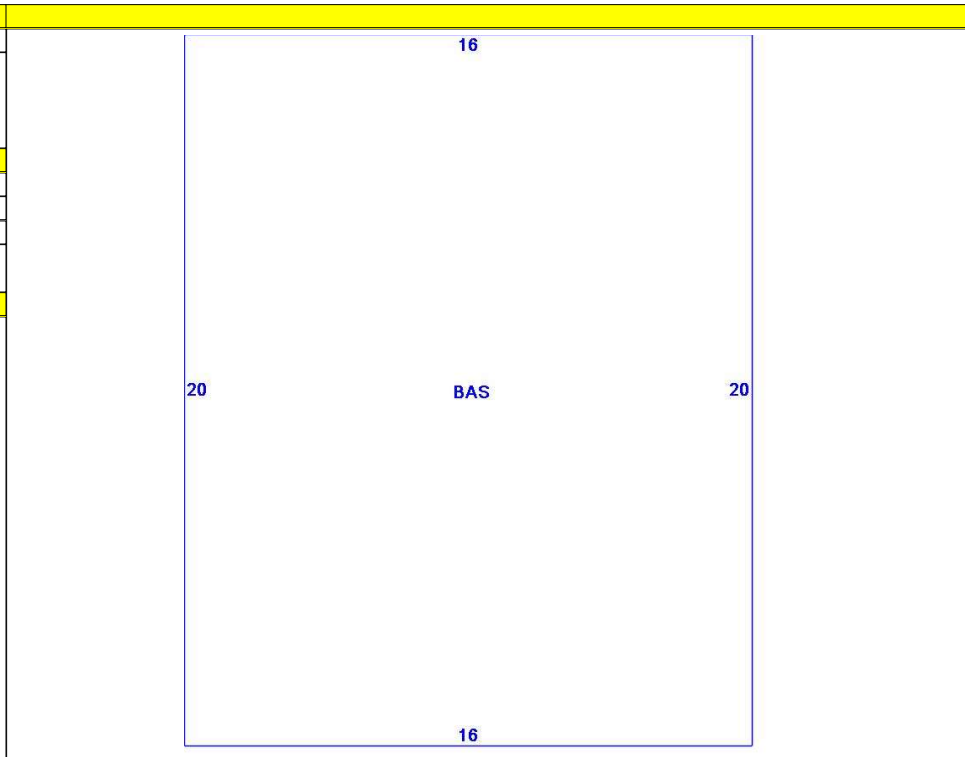


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		4	Gas																	
		6	Septic																	
<b>SUPPLEMENTAL DATA</b>										Total		557,500	557,500							
Alt Prcl ID		Split Zonin		Plan Ref.		38/91														
BID Parcel		ResExpt Q		YES:		Life Estate		PP STATU												
#DL 1		LOT 42																		
#DL 2																				
GIS ID		F_983872_2696749		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
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GALLAGHER, MOLLIE A		12945	0270	04-14-2000		U	I			180,000	1	2023	1090	349,300	2022	1090	284,800	2021	1090	250,600
BONNEY, PHYLLIS S & EDWARD W		0824	0307	10-15-1952		U				0			1090	172,600		1090	122,800		1090	1,200
		Total										Total	521,900	Total	407,600	Total	374,600			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
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Total			0.00																	
ASSESSING NEIGHBORHOOD												<b>APPRAISED VALUE SUMMARY</b>								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				339,900								
0106						HYAN		Appraised Xf (B) Value (Bldg)				41,700								
								Appraised Ob (B) Value (Bldg)				1,200								
								Appraised Land Value (Bldg)				174,700								
								Special Land Value				0								
								Total Appraised Parcel Value				557,500								
								Valuation Method				C								
								Total Appraised Parcel Value				557,500								
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY										
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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			
2	1090	Multi Hses M-01	RB	4	0 SF	0.00	1.00000	1.0000	5	1.00	0106	1.150			0.0000	0	0			
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.34	Total Land Value					0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Cottage			
Model	01	Residential			
Grade:	D	Below 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	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	2	2 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			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	64,962
Year Built	1953
Effective Year Built	1982
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	46,100
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	320	320	320	203.01	64,962
Ttl Gross Liv / Lease Area		320	320	320		64,962

