Property Location 96 GREENWOOD AVENUE | Map ID 289/ 115/ / / | Bldg Name | State Use 1010
Vision ID 22122 | Account # 194649 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/3/2024 12:08:46 AM

CURRENT OWNER

TOMASIAN, KENNETH & GONSKO, E

96 GREENWOOD AVENUE

HYANNIS MA 02601

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	89/155
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 1	PP STATU	
#DL 2			
GIS ID	F_984324_2697093	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	259,000	259,000
RES LAND	1010	157,700	157,700
Total		416,700	416,700

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
TOMASIAN, KENNETH & GONSKO, EWA	27869	0158	12-06-2013	U	I	1	1J
TOMASIAN, KENNETH & RALPH & GONS	27537	0253	07-12-2013	U	I	93,750	1
PETER V DOYLE EXECUTOR	27537	0251	07-12-2013	U	I	0	1
CHILDS, VIRGINIA L ESTATE OF	#3182011	0	10-13-2011	U	I	0	1
CHILDS, VIRGINIA L	1666	0053	06-09-1972	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	222,000	2022	1010	190,800	2021	1010	153,000
	1010	155,800		1010	110,800		1010	110,800
							1010	2,700
	Total	377,800		Total	301,600		Total	266,500

EXEMPTIONS

Year	Code	Description	Amount
2016	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0106				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	232,600
Appraised Xf (B) Value (Bldg)	23,700
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	157,700
Special Land Value	0
Total Appraised Parcel Value	416,700
Valuation Method	C
Total Appraised Parcel Value	416,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201305022	08-06-2013	RE	Remodel	45,000	05-29-2014	100	06-30-2014	NW DRYWALL,WIND,2 DRS,

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-26-2020	WD			FR	Field Review
03-09-2018	SR	02		03	Cycl Insp Comp
08-04-2015	GC	03		16	In Office Review
08-08-2014	AL	22		22	Change of Address
06-30-2014	MW	02		02	Bldg Permit Completed
07-19-2002	PT	02		01	Meas/Est
07-19-2002	PT	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	RB	4	0.150	AC	176,344.00	5.18399	1.0000	5	1.00	0106	1.150		1.0000	1,051,292	157,700

Total Card Land Units 0.15 AC | Parcel Total Land Area 0.15 | Total Land Value 157,700

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CONSTRUCTION DETAIL

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	14	Carpet
Interior Floor 2	11	Ceram Clay Til
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	6	6 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	08	Mixed
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

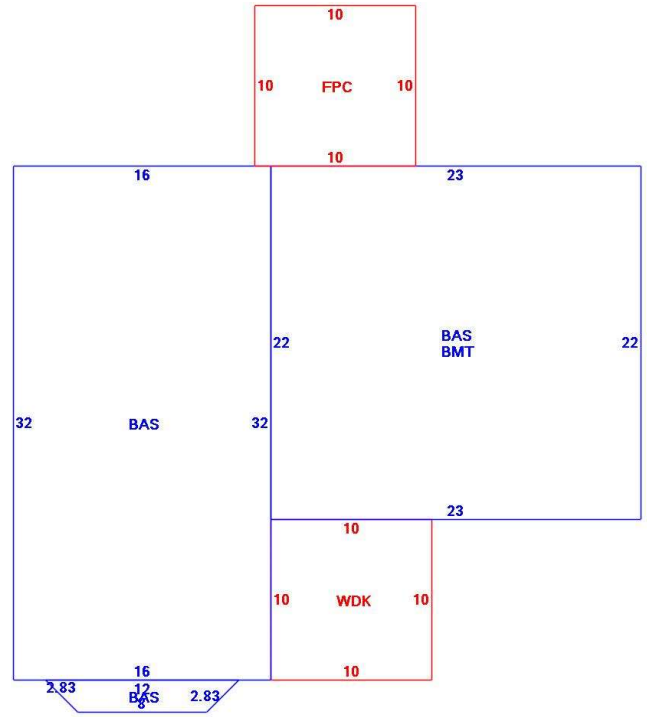
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	302,110
Year Built	1946
Effective Year Built	1989
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	232,600
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
BRR	Bsmt Rec Rm-	B	500	8.05	1991		77		0.00	3,100
FPL1	Fireplace 1 sto	B	1	5000.00	1991		77		0.00	3,900
FOPC	Open Prch-roo	B	100	55.00	1991		77		0.00	3,600
BMT	Basement-Unfi	B	506	26.01	1991		77		0.00	13,100
WDC	Wood Deck w/	L	100	18.00	2013		88		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,038	1,038	1,038	291.05	302,110
BMT	Basement Area	0	506	0	0.00	0
FPC	Open Porch Conc. Floor	0	100	0	0.00	0
WDK	Wood Deck	0	100	0	0.00	0
	Ttl Gross Liv / Lease Area	1,038	1,744	1,038		302,110