

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RUFO, PAUL A							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
54 BRIARWOOD AVE							RESIDNTL	1010	458,800	458,800	
HYANNIS MA 02601							RES LAND	1010	177,300	177,300	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 30 #DL 2 GIS ID F_983957_2697041			Plan Ref. 38/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		636,100	636,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RUFO, PAUL A TR	35994 41	09-21-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RUFO, PAUL A	31914 0216	03-28-2019	U	V	110,000	1P	2023	1010	396,400	2022	1010	343,000	2021	1010	268,700
CALLAHAN, JOHN G TR	18123 0033	01-13-2004	U	V	1	1A		1010	175,200		1010	124,600		1010	124,600
CALLAHAN, JOHN G &	3814 0150	07-15-1983	U		0		Total		571,600	Total		467,600	Total		399,900

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	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106				HYAN				
NOTES				Appraised Bldg. Value (Card)	417,700			
				Appraised Xf (B) Value (Bldg)	34,500			
				Appraised Ob (B) Value (Bldg)	6,600			
				Appraised Land Value (Bldg)	177,300			
				Special Land Value	0			
				Total Appraised Parcel Value	636,100			
				Valuation Method	C			
				Total Appraised Parcel Value	636,100			

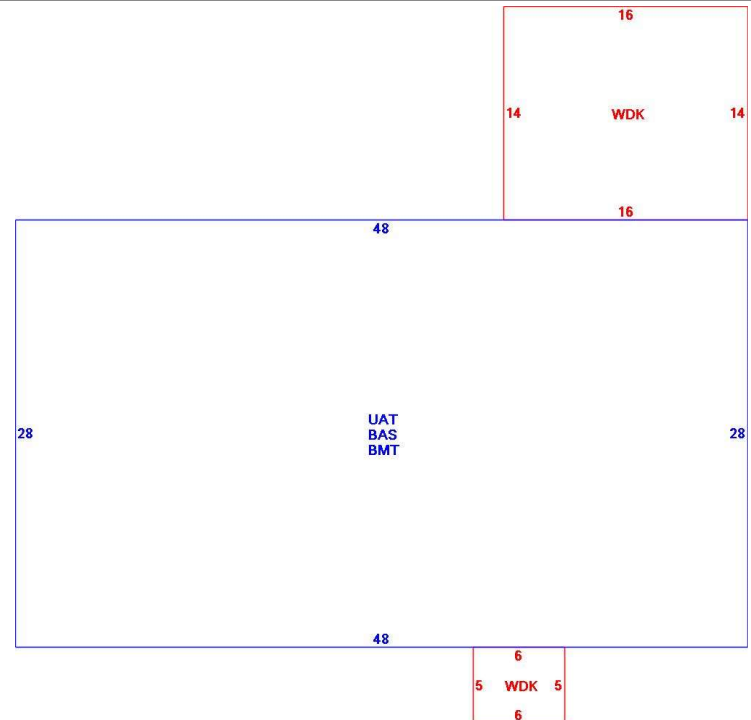
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-2662	08-16-2019	834	Sheet Metal	2,000	01-06-2020	100	06-30-2020	Installation of a forced hot air h new construction of 1340 sq. ft EXPIRED - Single Family 2 Be	07-09-2020	LH	03		22	Change of Address
19-432	03-25-2019	824	New Cons1-2fa	190,000	01-06-2020	100	06-30-2020		07-06-2020	PK	03		16	In Office Review
16-2783	01-10-2017	824	New Cons1-2fa	300,000	06-12-2019	0			05-26-2020	WD				FR
									03-11-2020	SR	02		02	Bldg Permit Completed
									03-02-2020	SAF			20	Sale Review
									06-24-2019	SR	01		13	CALL BACK
									05-01-2018	SR	02		03	Cycl Insp Comp

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	0.410 AC	176,344.00	2.13291	1.0000	5	1.00	0106	1.150		1.0000	432,554.2	177,300	
Total Card Land Units					0.41 AC	Parcel Total Land Area					0.41	Total Land Value					177,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1.25	1 1/4 Stories			
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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	426,240
Year Built	2019
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	417,700
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	30	20.00	2019		100		0.00	2,100
WDC	Wood Deck w/	L	224	18.00	2019		100		0.00	4,500
BMT	Basement-Unfi	B	1,344	26.01	2019		98		0.00	32,000
FPLG	Gas Fireplace-	B	1	2500.00	2019		98		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,344	1,344	1,344	288.39	387,596
BMT	Basement Area	0	1,344	0	0.00	0
UAT	Attic, Unfinished	0	1,344	134	28.75	38,644
WDK	Wood Deck	0	254	0	0.00	0
Ttl Gross Liv / Lease Area		1,344	4,286	1,478		426,240



1.6.2020