

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FARRAH, RALPH JR & PATRICIA K		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
20 CARL AVENUE						RESIDNTL	1010	506,300	506,300	
HYANNIS MA 02601		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	465,400	465,400	<b>VISION</b>
Alt Prcl ID		Plan Ref. 110/19								
Split Zonin		Land Ct#								
#DL 1 LOT 11		Life Estate								
#DL 2		PP STATU								
GIS ID F_987568_2695605		Assoc Pid#								
						Total		971,700	971,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FARRAH, RALPH JR & PATRICIA K		26266 0041	04-20-2012	Q	I	520,000	00	Year	Code	Assessed	Year	Code	Assessed
SILVA, AURORA & MARIA		26266 0037	04-20-2012	U	I	0	1	2023	1010	437,500	2022	1010	354,100
SULLIVAN, KATHARINE M ESTATE OF		3173 0338	10-20-1980	U		0			1010	547,900		1010	308,200
						Total		Total		985,400	Total		662,300
						Total		Total		611,700	Total		611,700

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

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0111	HYAN

NOTES	
This signature acknowledges a visit by a Data Collector or Assessor	
<b>APPRAISED VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	469,100
Appraised Xf (B) Value (Bldg)	37,200
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	465,400
Special Land Value	0
Total Appraised Parcel Value	971,700
Valuation Method	C
Total Appraised Parcel Value	971,700

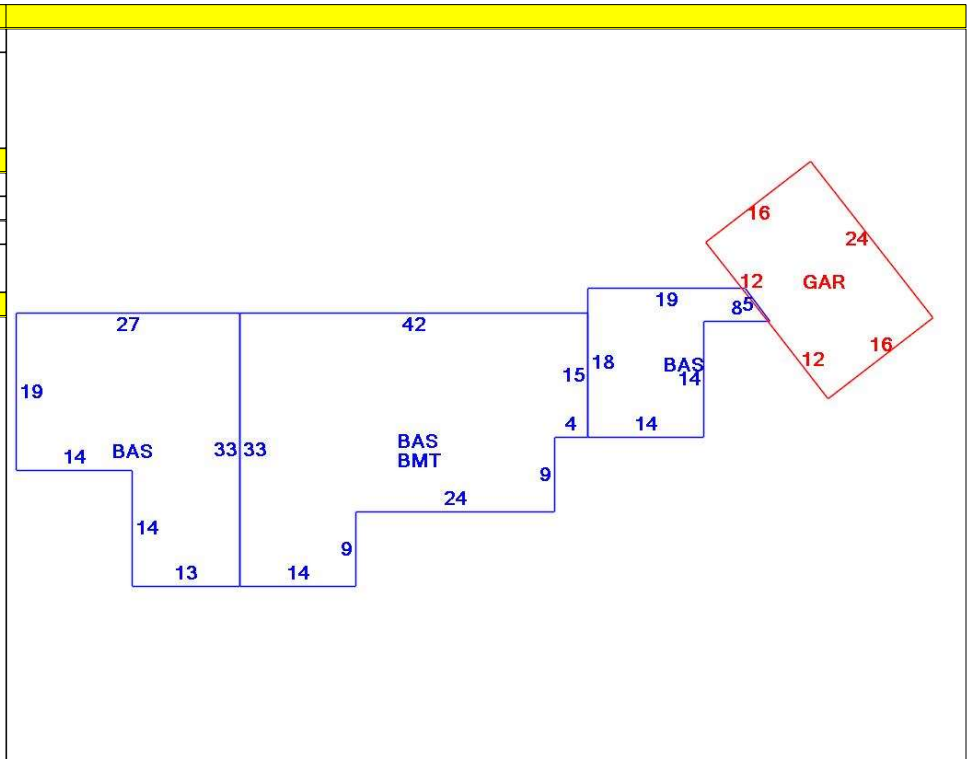
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	11-08-2021	835	Sid/Wind/Roof/	6,827		100		Air sealing, cellulose in attic, s	06-14-2022	BM	01		03	Cycl Insp Comp
201505786	09-08-2015	NR	New Roof	52,000	06-30-2016	100	06-30-2016	RE-ROOF STRIPPING OLD S	07-07-2021	PK	03		16	In Office Review
201405569	09-03-2014	RE	Remodel	75,000		0		RE KIT REMOD-MOVE BULK	05-18-2020	CK	22		22	Change of Address
201204168	07-11-2012	NW	New Windows	7,727	06-30-2013	100	06-30-2001	REPLC WINDS .30 U VALUE	05-08-2020	WD			FR	Field Review
B37264	11-01-1994	AD	Addition	12,000	01-15-1995	100	06-30-1995	HY GARAGE	05-12-2015	SR	02		03	Cycl Insp Comp
B36382	12-01-1993	WD	Wood Deck	1,600	01-15-1994	100	06-30-1994	HY DECK	05-12-2015	RB			16	In Office Review
B33724	05-01-1990	AD	Addition	42,000	01-15-1991	100	06-30-1991	HY ADD'N	06-27-2013	JR	03		20	Sale Review

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	0.360 AC	176,344.00	2.40337	1.0000	5	1.00	0111	3.050		1.0000	1,292,654	465,400	
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value					465,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	2				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	22	2 Full-2 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	617,174
Year Built	1955
Effective Year Built	1988
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	469,100
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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		76		0.00	3,800
GAR	Attached Gara	B	384	40.00	1990		76		0.00	11,900
BMT	Basement-Unfi	B	1,098	26.01	1990		76		0.00	21,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,071	2,071	2,071	297.58	616,294
BMT	Basement Area	0	1,098	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
Ttl Gross Liv / Lease Area		2,071	3,553	2,071		616,294

