Property Location 3 BRISTOL AVENUE | Map ID 309/ 009/ / / | Bldg Name | State Use 1010
Vision ID 25169 | Account # 222770 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/5/2024 4:40:04 PM

CURRENT OWNER

KARIS, CHRISTOPHER

3 BRISTOL AVENUE

HYANNIS MA 02601

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	
	4 Gas		
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	14034-A
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOTS 1 & 2	PP STATU	
#DL 2			
GIS ID	F_985794_2702320	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	365,600	365,600
RES LAND	1010	139,100	139,100
Total		504,700	504,700

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
KARIS, CHRISTOPHER	C199071	0	12-20-2012	U	I	117,000	1
DICTRONICS INC	C100407	0	02-15-1985	Q	I	80,000	U
HODGKINSON, ROBERT R	C91071	0	02-15-1983	Q	I	79,900	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	328,800	2022	1010	276,100	2021	1010	238,800
	1010	133,500		1010	98,900		1010	93,700
	Total	462,300		Total	375,000		Total	332,500

EXEMPTIONS

Year	Code	Description	Amount
2019	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
0104				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	326,600
Appraised Xf (B) Value (Bldg)	39,000
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	139,100
Special Land Value	0
Total Appraised Parcel Value	504,700
Valuation Method	C
Total Appraised Parcel Value	504,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-26-2021	BM	03		16	In Office Review
05-05-2020	WD			FR	Field Review
04-03-2019	JD	03		16	In Office Review
04-10-2018	SR	02		03	Cycl Insp Comp
06-28-2016	LH	03		16	In Office Review
06-24-2014	JR	03		16	In Office Review
01-28-2014	GC	03		16	In Office 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	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0104	0.900		1.0000	331,156.4	139,100

Total Card Land Units 0.42 AC | Parcel Total Land Area 0.42 | Total Land Value 139,100

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade:	C	Average
Stories	1.75	1 3/4 Stories
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	12	Hardwood
Heat Fuel	02	Oil
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	04	4 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

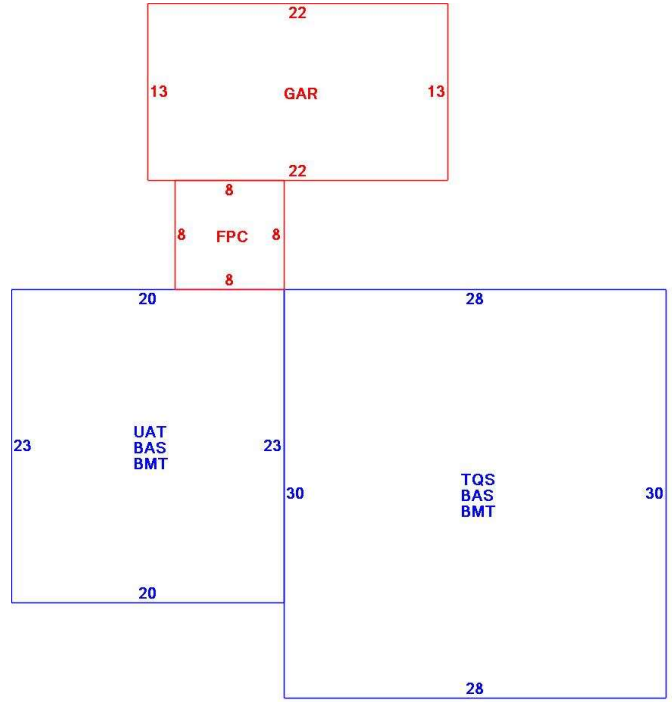
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	453,607
Year Built	1955
Effective Year Built	1983
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	326,600
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1985		72		0.00	4,300
FOPC	Open Prch-roo	B	64	55.00	1985		72		0.00	2,500
GAR	Attached Gara	B	286	40.00	1985		72		0.00	9,300
BMT	Basement-Unfi	B	1,300	26.01	1985		72		0.00	22,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,300	1,300	1,300	239.75	311,675
BMT	Basement Area	0	1,300	0	0.00	0
FPC	Open Porch Conc. Floor	0	64	0	0.00	0
GAR	Attached Garage	0	286	0	0.00	0
TQS	Three Quarter Story	546	840	546	155.84	130,904
UAT	Attic, Unfinished	0	460	46	23.98	11,029
	Ttl Gross Liv / Lease Area	1,846	4,250	1,892		453,608