

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RED BIRD, LLC PO BOX 611 HYANNISPORT MA 02647								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
								RESIDENTL	1110	400,700	400,700	
								RES LAND	1110	123,400	123,400	VISION
SUPPLEMENTAL DATA								Total		524,100	524,100	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12C #DL 2 GIS ID F_987767_2702040				Plan Ref. Land Ct# 15177-F (SH 2) #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)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
RED BIRD, LLC	C215349	0	02-02-2018	U	I	1,000,000	1V	2023	1110	400,700	2022	1110	306,700	2021	1110	280,600
HOSTETTER, ADAM J & DANIEL C JR TR	C185258	0	02-19-2008	U	I	625,000	1V									
SMERLAS, FREDERIC C	C102273	0	06-28-1985	Q	I	118,333	U			118,400			87,700			83,100
DER HAGOPIAN, JACOB J	C90297	0	11-29-1982	U		0		Total		519,100	Total		394,400	Total		363,700

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
CI05				HYAN								
NOTES				APPRAISED VALUE SUMMARY								
				Appraised Bldg. Value (Card)	375,700							
				Appraised Xf (B) Value (Bldg)	25,000							
				Appraised Ob (B) Value (Bldg)	0							
				Appraised Land Value (Bldg)	123,400							
				Special Land Value	0							
				Total Appraised Parcel Value	524,100							
				Valuation Method	C							
				Total Appraised Parcel Value	524,100							

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
18-2501	08-14-2018	822	Insulation	5,000	06-30-2019	100	06-30-2019	Add R-49 cellulose to the attic.	05-05-2020	WD			FR	Field Review
18-2021	07-23-2018	839	Solar Panel-Re	33,696	06-30-2019	100	06-30-2019	install solar PV array (39 panel	04-06-2020	GM	04		FR	Field Review
18-157	01-23-2018	881	Alt-Int work-Co	3,000	06-30-2019	100	06-30-2019	Add Second Floor egresses to	08-13-2019	SR	02		02	Bldg Permit Completed
200801988	04-15-2008	NR	New Roof	8,000	10-23-2008	100	06-30-2009		05-21-2018	JL	03		16	In Office Review
									11-01-2017	SR	02		03	Cycl Insp Comp
									10-23-2008	MK	02		02	Bldg Permit Completed
									06-17-2003	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	1110	4-8 Units M-03	RB	4	0.150	AC	176,344.00	5.18399	1.0000	5	1.00	0104	0.900		1.0000	822,750.5	123,400
Total Card Land Units					0.15	AC	Parcel Total Land Area					0.15	Total Land Value			123,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	25	Vinyl Siding			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105	4				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	40	4 Full-0 Half			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			507,682		
Year Built			1950		
Effective Year Built			1986		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			26		
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good			74		
RCNLD			375,700		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

2 BAS	36	2
BMT	36	
	36	
FUS BAS BMT		
24		24
	36	
2 BAS	36	2
BMT	36	

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
FPL3	Fireplace 2 sto	B	1	7000.00	1988		74		0.00	5,200
BMT	Basement-Unfi	B	1,008	26.01	1988		74		0.00	19,800
SOL2	Solar PV Pane	B	39	725.00	1988		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,008	1,008	1,008	271.20	273,367				
BMT	Basement Area	0	1,008	0	0.00	0				
FUS	Upper Story	864	864	864	271.20	234,315				
Ttl Gross Liv / Lease Area		1,872	2,880	1,872		507,682				

