

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						801 FY2024 BARNSTABLE, MA VISION						
CIT AVE KINGDOM LLC						Description	Code	Assessed	Assessed									
30 CIT AVENUE UNIT 16						COMMERC.	3190	233,200	233,200									
HYANNIS MA 02601		SUPPLEMENTAL DATA				Alt Prcl ID		Plan Ref. 271/33,417/96,42										
		Split Zonin				Land Ct#												
		BID Parcel				#SR												
		ResExpt Q				Life Estate		PP STATU										
		#DL 1 UNIT 1																
		#DL 2 BLDG 1																
		GIS ID F_985966_2707827				Assoc Pid#												
						Total		233,200		233,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CIT AVE KINGDOM LLC		32163	0159	07-18-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed				
LASCOLA, CRAIG P TR		18530	0195	04-30-2004	U	I	300,000	1	2023	3190	233,200	2022	3190	194,700				
VIOLA, JOHN T JR & ALLISON TRS		12225	0178	04-27-1999	Q	I	100,000	00				2021	3190	197,400				
BROWN, JOANNE R		7940	0307	03-15-1992	Q	I	51,129	U					3190	2,300				
GARBITT, RICHARD A		5279	0035	09-15-1986	U	I	1	B										
		Total								233,200		Total		194,700				
												Total		199,700				
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			Appraised Bldg. Value (Card)					230,900		
0003								HYAN			Appraised Xf (B) Value (Bldg)					0		
										Appraised Ob (B) Value (Bldg)					2,300			
										Appraised Land Value (Bldg)					0			
										Special Land Value					0			
										Total Appraised Parcel Value					233,200			
										Valuation Method					C			
										Total Appraised Parcel Value					233,200			
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		
											04-28-2020	GM	04		FR	Field Review		
											09-23-2019	SR	02		03	Cycl Insp Comp		
											08-15-1987	ME	02		01	Meas/Est		
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen	Adj Unit P	Land Value	
1	3190	WHSE CONDO	B	4		0 SF	0.00	1.00000	5	1.00	0003	1.000			0.0000	0	0	
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	98	Indust Condo			
Model	06	Com Condo			
Bedrm Func	C+	Average Plus			
Stories	2	2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Master Deed L	1317				
Bath Split	10	1 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt	03				
Sewer Occupan	03				

CONDO DATA			
Parcel Id	104188	C 0024	Ownr 5.0
	B G COMMERCIA	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit			100

COST / MARKET VALUATION	
Building Value New	296,059
Year Built	1986
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnd	230,900
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	192	20.00	1994		50		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	146.13	210,427
MZ1	Mezz Unfin	720	1,440	576	58.45	84,171
WDC	Wood Deck	0	192	10	7.61	1,461
Ttl Gross Liv / Lease Area		2,160	3,072	2,026		296,059

