

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CIT AVE KINGDOM LLC						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
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						
#DL 1				PP STATU						
#DL 2				UNIT 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 TR		18530	0180	04-30-2004	U	I	1	1F	2023	3190	233,200	2022	3190	194,700
LASCOLA, CRAIG P		12610	0276	10-19-1999	Q	I	90,000	00				2021	3190	197,400
FERGUSON, ROBERT P		5279	0039	09-02-1986	Q	I	69,088	U					3190	2,300
BLACKBURN, RAYMOND		5125	0020	06-10-1986	U	I	1	A						
							Total		233,200		Total	194,700	Total	199,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003			Batch HYAN

NOTES										
This signature acknowledges a visit by a Data Collector or Assessor										
APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										230,900
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
											10-21-2013	DR	03		16	In Office Review
											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	01	Minimum			
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	1369				
Bath Split	10	1 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt	03				
Sewer Occupan					

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

