

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						801 FY2024 BARNSTABLE, MA						
CIT AVE KINGDOM LLC						Description	Code	Assessed	Assessed									
30 CIT AVENUE UNIT 16						COMMERC.	3190	229,800	229,800									
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 18														
		GIS ID		F_985966_2707827		Assoc Pid#												
						Total		229,800	229,800									
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	229,800	2022	3190	191,500				
VIOLA, JOHN T JR & ALLISON TRS		12225	0180	04-27-1999	U	I	100	1F				2021	3190	196,400				
VIOLA, JOHN T TR		9466	0232	12-01-1994	Q	I	56,000	U										
WHITE, ALLEN J		8322	0299	11-24-1992	U	I	38,000	L										
		Total							229,800		Total		191,500					
											Total		196,400					
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)				229,800					
0003							HYAN		Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				0						
								Appraised Land Value (Bldg)				0						
								Special Land Value				0						
								Total Appraised Parcel Value				229,800						
								Valuation Method				C						
								Total Appraised Parcel Value				229,800						
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				
									09-24-2019	SR	02		03	Cycl Insp Comp				
									02-11-2015	TP	03		16	In Office Review				
									10-21-2013	DR	03		16	In Office Review				
									10-21-2013	DR	03		16	In Office Review				
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

VISION

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	05	Hot Water			
AC Type	01	None			
Bedrooms	00				
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Master Deed L	1360				
Bath Split	10	1 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
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	294,629
Year Built	1987
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	229,800
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

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	146.15	210,450	
MZ1	Mezz Unfin	720	1,440	576	58.46	84,180	
Ttl Gross Liv / Lease Area		2,160	2,880	2,016		294,630	

