

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LYON, CRAIG E & CONSOLATTI, MA						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
PO BOX 411						RESIDENTL	1110	401,500	401,500	
WEST HYANNIS MA 02672						RES LAND	1110	215,500	215,500	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989821_2700975				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		617,000 617,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LYON, CRAIG E & CONSOLATTI, MARK J		26737 0015	10-05-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LYON, CRAIG E		14936 0199	03-18-2002	U	I	396,000	1	2023	1110	401,500	2022	1110	316,600	2021	1110	286,900
BRACKETT, THOMAS A		11161 0084	01-09-1998	Q	I	158,000	00		1110	206,800		1110	153,200		1110	145,100
TENAGLIA, MICHAEL J & CONSALVO, JO		4388 0110	01-15-1985	Q	I	240,000	00								1110	4,200
VACHON INC		2159 0116	03-11-1975	U		0		Total		608,300	Total		469,800	Total		436,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			325,700
Appraised Xf (B) Value (Bldg)			71,600
Appraised Ob (B) Value (Bldg)			4,200
Appraised Land Value (Bldg)			215,500
Special Land Value			0
Total Appraised Parcel Value			617,000
Valuation Method			C
Total Appraised Parcel Value			617,000

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
BLDC-22-17	10-20-2022	881	Alt-Int work-Co	12,000		0		REMODEL UINT E RELOCAT	05-12-2020	WD			FR	Field Review
20-2240	09-07-2020	803	Addn Alt-Comm	5,800		0		UNIT G - APT G WAS REDON	04-06-2020	GM	04		FR	Field Review
20-616	03-17-2020	803	Addn Alt-Comm	8,000		0		Unit D - Remove 10 In foot kitc	10-02-2019	CK	03		02	Bldg Permit Completed
19-3684	12-02-2019	880	Alt-Int work-Res	4,500		100		Apartment B Remodel Kitchen,	11-14-2017	SR	02		03	Cycl Insp Comp
18-4036	12-27-2018	881	Alt-Int work-Co	10,000	06-30-2019	100	06-30-2019	replace kitchen. remove old pl	10-09-2012	DR	03		16	In Office Review
200905659	11-19-2009	RE	Remodel	1,900	06-30-2010	100	06-30-2010	UNIT A - PARTITION WALL -	07-12-2011	JR	03		16	In Office Review
62487	07-18-2002	RE	Remodel	30,000	12-31-2002	100	01-01-2003	ADD APARTS WITHIN STRU	02-10-2003	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	DV	4	0.270 AC	176,344.00	3.14262	1.0000	5	1.60	0104	0.900	7 UNITS		1.0000	798,027.1	215,500
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			215,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	C	Average			
Stories	1.5	1 1/2 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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	07	7 Bedrooms			
Full Baths	6				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	7				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	60	6 Full-0 Half			
Building Value New			452,428		
Year Built			1890		
Effective Year Built			1989		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			23		
Functional Obsol			5		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			72		
RCNLD			325,700		
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
BFA2	Bsmt Fin-VG-	B	1,100	54.47	1989		72		0.00	43,100
WDC	Wood Decking	L	408	20.00	1996		54		0.00	4,200
FOP	Open Porch-ro	B	60	55.00	1989		72		0.00	2,800
BMT	Basement-Unfi	B	1,260	26.01	1989		72		0.00	22,400
FOPC	Open Prch-roo	B	96	55.00	1989		72		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,188	1,188	1,188	282.59	335,718
BMT	Basement Area	0	1,284	0	0.00	0
FAT	Attic, Finished	149	996	149	42.28	42,106
FHS	Half Story	264	528	264	141.30	74,604
FOP	Open Porch	0	60	0	0.00	0
FPC	Open Porch Conc. Floor	0	96	0	0.00	0
WDK	Wood Deck	0	408	0	0.00	0
Ttl Gross Liv / Lease Area		1,601	4,560	1,601		452,428

