

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FOREMAN JR, JOHN H & MARIE R						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
63 GOSS AVENUE					4 Hyannis CU	RESIDNTL	1020	440,800	440,800	
MELROSE MA 02176		<b>SUPPLEMENTAL DATA</b>								
		Alt Prcl ID	Split Zonin		Plan Ref. 623/16-18, 608/35					
		BID Parcel	ResExpt Q		Land Ct#					
		#DL 1	UNIT C3		#SR					
		#DL 2	BLDG C		Life Estate					
		GIS ID	F_985734_2699537		PP STATU					
					Assoc Pid#					
						Total		440,800	440,800	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FOREMAN JR, JOHN H & MARIE R		28070 0150	04-04-2014	Q	I	265,000	00	Year	Code	Assessed	Year	Code	Assessed
DROPO, SUSAN D		28070 0146	04-04-2014	U	I	100	1F	2025	1020	440,800	2024	1020	357,600
DROPO, SUSAN TR		23180 0049	09-29-2008	U	I	10	1F				2023	1020	296,600
DROPO, SUSAN		23065 0158	07-25-2008	Q	I	250,000	00						
FLAGSHIP ESTATES HYANNIS LLC		21472 0225	10-27-2006	Q	I	989,000	00						
						Total		440,800	Total		357,600	Total	296,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	427,000
Appraised Xf (B) Value (Bldg)	13,600
Appraised Ob (B) Value (Bldg)	200
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	440,800
Valuation Method	C
Total Appraised Parcel Value	440,800

NOTES									

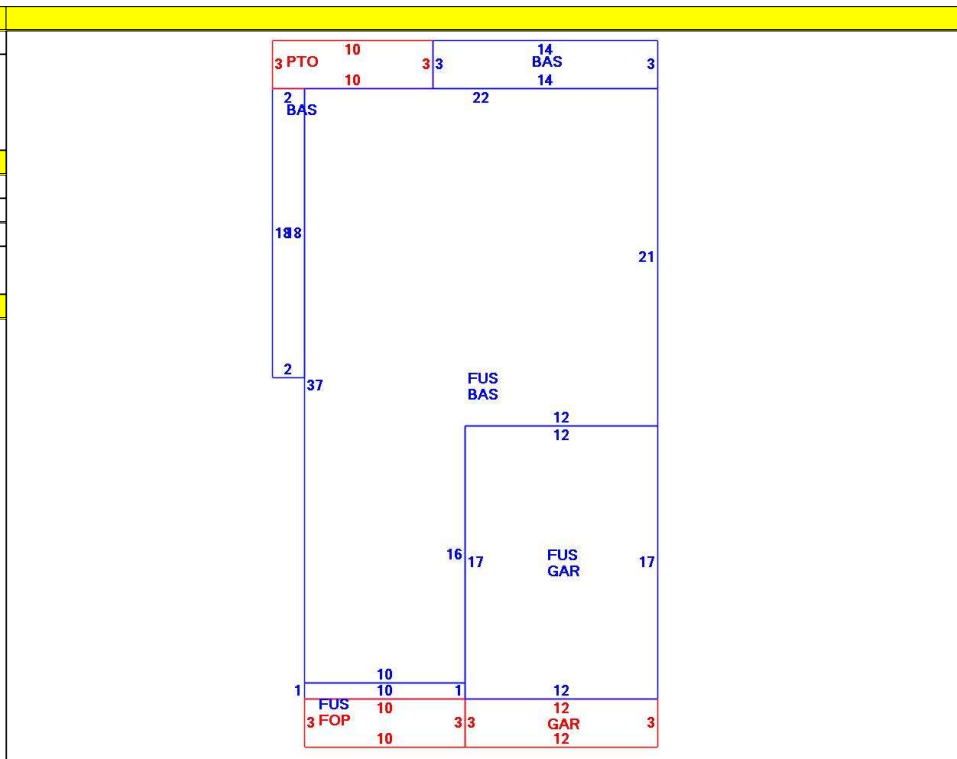
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									05-07-2020	WD			FR	Field Review
									12-29-2018	SR	02		03	Cycl Insp Comp
									08-16-2013	TP	03		16	In Office Review
									07-22-2011	DR	03		16	In Office Review
									07-22-2011	DR	22		22	Change of Address
									05-13-2010	DR	22		22	Change of Address
									06-10-2009	TP	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	102U	Condominium M	DV	4	Hyannis	0 SF	165,000.00	1.00000	5	1.00	0001	1.000			0.0000	165,000		
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	55	Condominium			
Model	05	Res Condo			
Grade	C	Average			
Stories	2	2 Stories			
Occupancy					
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2	2 Full			
Half Baths	1				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	03	Modern			
Kitchen Style	04	Typical for Gr			
Master Deed L	1743				
Bath Split	21	2 Full-1 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	105421	C 0017	Ownr 3.2
	FLAGSHIP ESTS	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	MKT0	MKT0	100

COST / MARKET VALUATION	
Building Value New	449,507
Year Built	2007
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnld	427,000
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
PAT1	Patio- Average	L	30	5.89	2009		90		0.00	200
FOP	Open Porch-ro	B	40	55.00	2015		95		0.00	2,800
GAR	Attached Gara	B	240	40.00	2015		95		0.00	10,800

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	700	700	700	292.65	204,853				
FOP	Open Porch	0	40	0	0.00	0				
FUS	Upper Story	836	836	836	292.65	244,653				
GAR	Attached Garage	0	240	0	0.00	0				
PTO	Patio	0	30	0	0.00	0				
Ttl Gross Liv / Lease Area		1,536	1,846	1,536		449,506				

