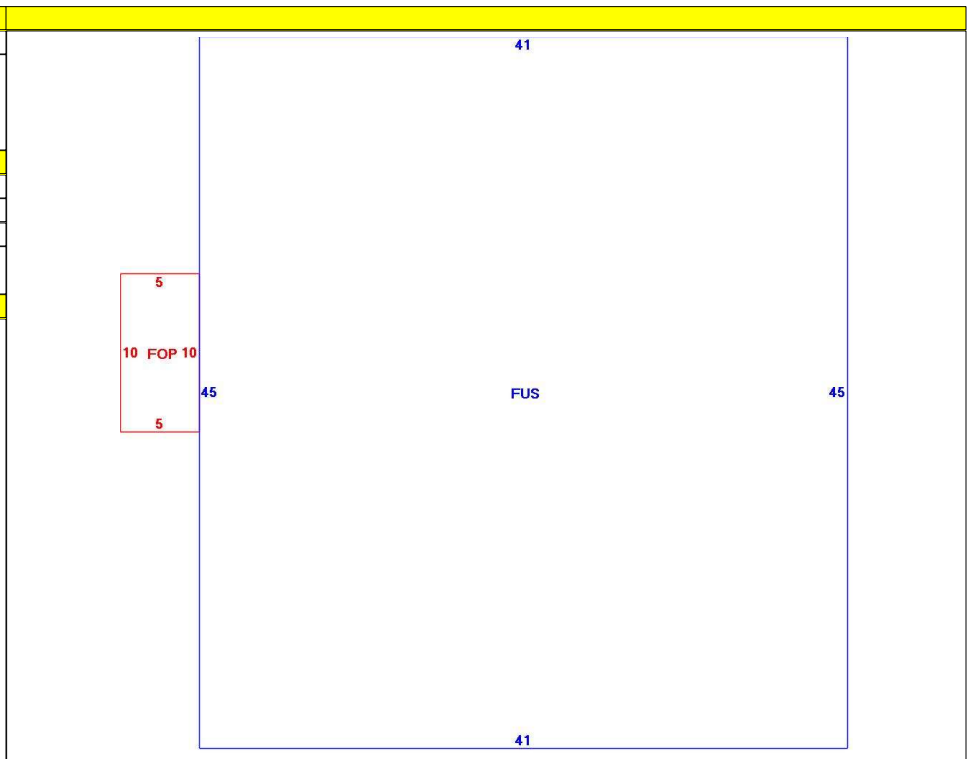


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA  <b>VISION</b>						
TAVARES, JOAO  89 LEWIS BAY ROAD, UNIT 313  HYANNIS MA 02601						Description	Code	Assessed	Assessed									
					4 Hyannis CU	RESIDNTL	1020	781,500	781,500									
SUPPLEMENTAL DATA						Total												
Alt Prcl ID		Split Zonin DV;DN		Plan Ref. 637/13-18														
#DL 1 UNIT 313		ResExpt Q YES:		Land Ct#														
#DL 2		#SR		Life Estate														
GIS ID F_990767_2700977		PP STATU		Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
TAVARES, JOAO		27936 0244	01-15-2014	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
MAZGELIS, CHRISTINA		25848 0025	11-17-2011	U	I	499,000	1	2025	1020	781,500	2024	1020	738,700	2023	1020	720,800		
89 LEWIS BAY LLC		24892 0138	10-07-2010	U	I	10	1B	Total		781,500	Total		738,700	Total		720,800		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2016	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)								775,900	
0001							HYAN		Appraised Xf (B) Value (Bldg)								5,600	
													Appraised Ob (B) Value (Bldg)		0			
													Appraised Land Value (Bldg)		0			
													Special Land Value		0			
													Total Appraised Parcel Value		781,500			
													Valuation Method		C			
													Total Appraised Parcel Value		781,500			
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				
									05-12-2020	WD			FR	Field Review				
									08-10-2017	SR	02		03	Cycl Insp Comp				
									10-27-2015	GC	03		16	In Office Review				
									07-29-2015	TP	03		16	In Office Review				
									09-26-2014	TP	03		16	In Office Review				
									12-12-2012	TP	03		16	In Office Review				
									01-07-2011	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	SPLI	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0001	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	55	Condominium			
Model	05	Res Condo			
Grade	B	Custom			
Stories	1	1 Story			
Occupancy					
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2	2 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
Bath Style	04	Typical for Gr			
Kitchen Style	04	Typical for Gr			
Master Deed L	1864				
Bath Split	20	2 Full-0 Half			
Foundation	02	Conc. Block			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	106657	C   108	Ownr   2.4
	LEWIS BAY CT	B   1	S   1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	VWG	VWG	120

COST / MARKET VALUATION	
Building Value New	816,740
Year Built	1999
Effective Year Built	2018
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	775,900
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
FPLG	Gas Fireplace-	B	1	2500.00	2016		95		0.00	2,400
FOP	Open Porch-ro	B	50	55.00	2016		95		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FOP	Open Porch	0	50	0	0.00	0	
FUS	Upper Story	1,845	1,845	1,845	442.67	816,725	
Ttl Gross Liv / Lease Area		1,845	1,895	1,845		816,725	

