Property Location 69 SOUTH MAIN STREET | Map ID 228/ 125/ / / | Bldg Name | State Use 1110
Vision ID 16090 | Account # 140001 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/20/2024 7:30:47 A

CURRENT OWNER

KOURI, JOSHUA & ALEXIS M HRYNK

PO BOX 210

CENTERVILLE MA 02632

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved		
		4	Gas				
		6	Septic			3	

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_973507_2699688	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1110	344,600	344,600
RES LAND	1110	271,300	271,300
Total		615,900	615,900

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
KOURI, JOSHUA & ALEXIS M HRYNKO	27162	0028	02-26-2013	Q	I	200,000	00
CALLAHAN, RICHARD P TR	23257	0145	11-07-2008	U	I	1	1F
CALLAHAN, RICHARD P & HOSTETTER,	8990	0075	01-15-1994	U	I	103,020	L
BBX REAL ESTATE CORP	8614	0140	06-15-1993	U	I	113,000	L
SAURO, DAVID A	4406	0193	02-15-1985	Q		129,900	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1110	344,600	2024	1110	323,600	2023	1110	323,600
	1110	271,300		1110	271,300		1110	268,400
	Total	615,900		Total	594,900		Total	592,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
CI09				CENVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	343,300
Appraised Xf (B) Value (Bldg)	1,300
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	271,300
Special Land Value	0
Total Appraised Parcel Value	615,900
Valuation Method	C
Total Appraised Parcel Value	615,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
EXPC-24-4	07-18-2024	835		6,000		0		6 sq. Re-roof. Removing Certa
EXPR-22-3	01-11-2022	835	Sid/Wind/Roof/	4,000		100		Remove 6 existing windows fr
17-2232	07-25-2017	835	Sid/Wind/Roof/	5,000		100		REPLACE WINDOWS AND SI
200803468	07-18-2008	NR	New Roof	3,000	11-07-2008	100	06-30-2009	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-01-2020	DM			FR	Field Review
04-06-2020	GM	04		FR	Field Review
02-13-2020	CK	02		03	Cycl Insp Comp
06-18-2015	JR	03		03	Cycl Insp Comp
10-01-2014	JR	03		16	In Office Review
01-29-2013	JR	03		16	In Office Review
11-07-2008	MK	02		52	New Construction

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	RC	3	0.530	AC	176,344.00	1.70777	1.0000	5	1.00	0108	1.700		1.0000	511,961.9	271,300

Total Card Land Units 0.53 AC | Parcel Total Land Area 0.53 | Total Land Value 271,300

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	14R	Apt House
Model	03	Multi-Family
Grade:	C-	Average Minus
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	03	Plastered
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2		
Heat Fuel	02	Oil
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	04	4 Bedrooms
Full Baths	4	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	8	8 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Sewer Occupan	4	
Accessory Apt		
Foundation Alt	09	Blk/Pour Ftgs
Rms Prts		
Bath Split	40	4 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

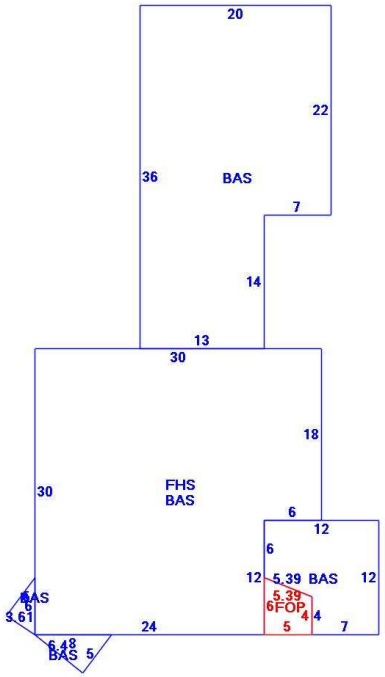
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	536,376
Year Built	1900
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	64
RCNLD	343,300
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
FOP	Open Porch-ro	B	25	55.00	1979		64		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,594	1,594	1,594	267.12	425,788
FHS	Half Story	414	828	414	133.56	110,587
FOP	Open Porch	0	25	0	0.00	0
	Ttl Gross Liv / Lease Area	2,008	2,447	2,008		536,375