Property Location 253 FIFTH AVENUE (HYANNIS) | Map ID 245/ 038/ / / | Bldg Name | State Use 1010
Vision ID 16958 | Account # 148245 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/20/2024 9:03:53 A

CURRENT OWNER

ABBA REALTY LLC

57 HAMSTEAD LANE

YARMOUTHPOR MA 02675

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

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	195/25
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 626	PP STATU	A:Active
#DL 2			
GIS ID	F_978765_2693169	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	1,183,500	1,183,500
RES LAND	1010	1,140,900	1,140,900
	Total	2,324,400	2,324,400

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

Owner	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
ABBA REALTY LLC	30196	0149	12-28-2016	U	I	1	1F
BARREIRO, FELISBERTO & DONNA	9734	0092	06-15-1995	Q	I	271,000	U
DICICCO, CHERYL L	3460	0233	04-15-1982	Q	I	120,000	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	1,183,500	2024	1010	1,118,700	2023	1010	948,700
	1010	1,140,900		1010	1,140,900		1010	1,037,200
	Total	2,324,400		Total	2,259,600		Total	1,985,900

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,116,100
Appraised Xf (B) Value (Bldg)	60,500
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	1,140,900
Special Land Value	0
Total Appraised Parcel Value	2,324,400
Valuation Method	C
Total Appraised Parcel Value	2,324,400

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0114				HYAN

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BLDR-23-16	12-11-2023	880	Alt-Int work-Res	18,500		100		Removing 2 exiting column in t
EXPR-22-6	05-05-2022	835	Sid/Wind/Roof/	25,000		100		roofing
201505509	09-03-2015	IN	Insulation	1,600	06-30-2016	100	06-30-2016	INSULATION/WEATHERIZATI
201502831	05-19-2015	PV	Solar PV Syste	22,000				CANCELLED - INSTALL SOL
76852	05-25-2004	OB	Out Building	500	08-18-2004	100	01-01-2005	
68527	05-05-2003	AD	Addition	55,000	06-02-2004	100	01-01-2004	
12227	12-01-1995	AD	Addition	100,000	01-15-1996	100	01-01-1997	HY ADD'N

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-02-2020	CK	22		22	Change of Address
05-20-2020	WD			FR	Field Review
06-21-2016	AL	03		16	In Office Review
12-22-2014	SR	02		03	Cycl Insp Comp
09-23-2014	SR	02		03	Cycl Insp Comp

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	1010	Single Fam M-0	RB	4	0.950	AC	176,344.00	1.04774	1.0000	5	1.00	0114	6.500		1.0000	1,200,973	1,140,900

Total Card Land Units 0.95 AC | Parcel Total Land Area 0.95 | Total Land Value 1,140,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	Conventional
Model	01	Residential
Grade:	B	Custom
Stories	2.8	
Exterior Wall 1	11	Clapboard
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	14	Carpet
Interior Floor 2	12	Hardwood
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	03	Central
Bedrooms	05	5 Bedrooms
Full Baths	3	
Half Baths	1	
Extra Fixtures		
Total Rooms	10	10 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Sewer Occupan		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	31	3 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

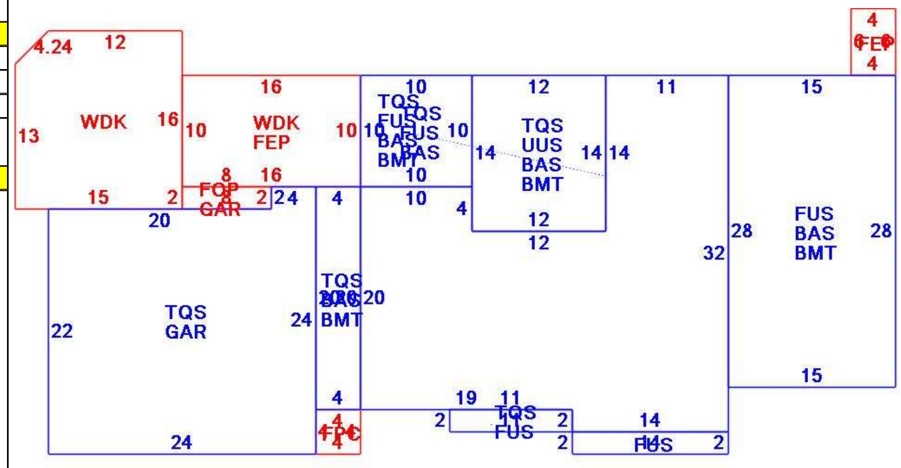
CONDO DATA

Parcel Id		C		Owne	0.0
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	1,395,127
Year Built	1967
Effective Year Built	1998
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	1,116,100
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
FPL3	Fireplace 2 sto	B	1	7000.00	1996		80		0.00	5,600
WDC	Wood Decking	L	160	20.00	1999		60		0.00	2,500
FOP	Open Porch-ro	B	16	55.00	1996		80		0.00	1,200
GAR	Attached Gara	B	552	40.00	1996		80		0.00	15,900
BMT	Basement-Unfi	B	1,418	26.01	1996		80		0.00	27,200
FOPC	Open Prch-roo	B	16	55.00	1996		80		0.00	1,000
FEP	Enclosed porc	B	184	70.00	1996		80		0.00	9,600
SHED	Shed	L	120	18.00	2004		70		0.00	1,500
WDC	Wood Decking	L	236	20.00	1997		56		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,518	1,518	1,518	343.88	522,012
BMT	Basement Area	0	1,418	0	0.00	0
FEP	Enclosed Porch	0	184	0	0.00	0
FOP	Open Porch	0	16	0	0.00	0
FPC	Open Porch Conc. Floor	0	16	0	0.00	0
FUS	Upper Story	1,320	1,320	1,320	343.88	453,923
GAR	Attached Garage	0	552	0	0.00	0
TQS	Three Quarter Story	1,076	1,656	1,076	223.44	370,016
UUS	Upper Story, Unfinished	0	168	143	292.71	49,175
WDK	Wood Deck	0	396	0	0.00	0
	Ttl Gross Liv / Lease Area	3,914	7,244	4,057		1,395,126