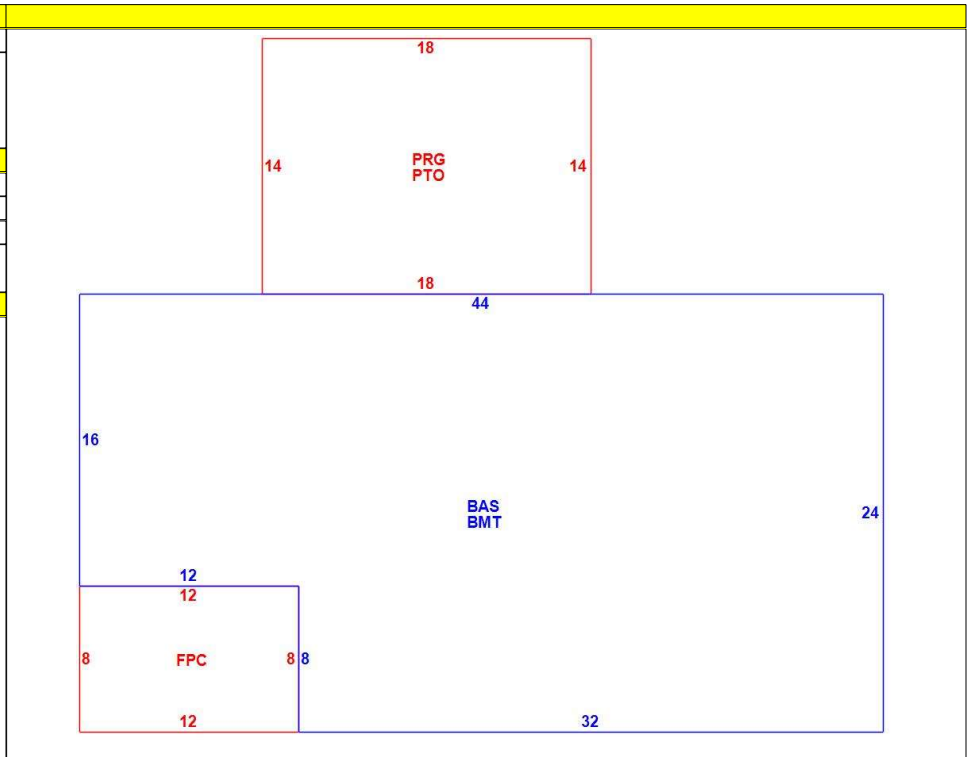


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION					
BAYAS, LUCKNER 11 KEEL WAY HYANNIS MA 02601		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1010 1010	286,700 150,900	286,700 150,900
		4	Gas																
		6	Septic					4											
SUPPLEMENTAL DATA										Total		437,600	437,600						
Alt Prcl ID		Split Zonin		Plan Ref.		232/125													
BID Parcel		ResExpt Q		Land Ct#		#SR													
#DL 1		LOT 3		Life Estate		PP STATU													
#DL 2				Assoc Pid#															
GIS ID		F_979163_2697969																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BAYAS, LUCKNER BAYAS, LUCKNER & JOCELYN YUSCAVAGE, JOHN M & FUNGAROLI, B HOPKINS, DAVID A		31942	0173	04-10-2019		U	I	100		1F									
		20135	0263	08-08-2005		Q	I	299,900		00	2025	1010	286,700	2024	1010	281,600	2023	1010	242,000
		7225	0103	07-15-1990		Q	I	118,500		U		1010	150,900		1010	150,900		1010	137,200
		2702	0084	05-08-1978		U		0											
Total										437,600	Total	432,500	Total	379,200					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			252,600						
0105								HYAN		Appraised Xf (B) Value (Bldg)			29,000						
										Appraised Ob (B) Value (Bldg)			5,100						
										Appraised Land Value (Bldg)			150,900						
										Special Land Value			0						
										Total Appraised Parcel Value			437,600						
										Valuation Method			C						
										Total Appraised Parcel Value			437,600						
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				
SHED-23-5 53489	06-05-2023	863	Shed Registrati	0	09-12-2023	100	06-30-2024			09-12-2023	SR	02		02	Bldg Permit Completed				
	05-21-2001	NR	New Roof	2,675	01-01-2002	100				05-19-2020	WD			FR	Field Review				
										04-24-2017	SR	02		14	Cyclical Inspection				
										06-09-2011	NF	03		16	In Office Review				
										10-03-2005	JS	02		49	N/C - Cyclical Insp.				
										03-22-2002	MF	04		44	Drive by inspection only				
									01-09-2002	PT	01		00	Meas/Listed-Interior Acces					
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	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0105	1.000		1.0000	486,903.4	150,900		
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			150,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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	308,093
Year Built	1972
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	252,600
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
FPL1	Fireplace 1 sto	B	1	5000.00	1999		82	C	0.00	4,100
PRG1	Pergola-Avg	L	252	18.00	1985		22	C	1.00	1,000
PAT2	Patio-Good	L	252	9.94	2000		81		0.00	2,100
FOPC	Open Prch-roo	B	96	55.00	1999		82		0.00	3,700
BMT	Basement-Unfi	B	960	26.01	1999		82		0.00	21,200
SHD2	Shed w/Elec	L	80	26.00	2023		98		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	320.93	308,093
BMT	Basement Area	0	960	0	0.00	0
FPC	Open Porch Conc. Floor	0	96	0	0.00	0
PRG	Pergola	0	252	0	0.00	0
PTO	Patio	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		960	2,520	960		308,093

