

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																									
HOYAK, JEFFREY 45 CARLOTTA AVENUE HYANNIS MA 02601				1	Level	2	Public Water	1	Paved			Description RESIDENTL RES LAND		Code 1010 1010		Assessed 355,000 168,700		Assessed 355,000 168,700		801 FY2025 BARNSTABLE, MA VISION																	
						4	Gas																														
						6	Septic			4																											
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 84 #DL 2 GIS ID F_978192_2699264				Plan Ref. 165/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#																													
				Total								523,700		523,700																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
HOYAK, JEFFREY OSTERHOUT, PAULINE B TR OSTERHOUT, PAULINE B OSTERHOUT, HOWARD L & PAULINE B				21677 0053		01-05-2007		Q		I		350,000		00		Year		Code		Assessed		Year		Code		Assessed V		Year		Code		Assessed					
				7892 0126		02-27-1992		U		I		1		A		2025		1010		355,000		2024		1010		352,300		2023		1010		306,200					
				7542 0047		05-23-1991		U		I		1		A				1010		168,700				1010		168,700				1010		166,700					
				3199 0313		11-26-1980		U				0				Total		523,700		Total		521,000		Total		472,900											
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 Appraised Bldg. Value (Card) 293,500 Appraised Xf (B) Value (Bldg) 57,900 Appraised Ob (B) Value (Bldg) 3,600 Appraised Land Value (Bldg) 168,700 Special Land Value 0 Total Appraised Parcel Value 523,700 Valuation Method C Total Appraised Parcel Value 523,700																			
Nbhd		Nbhd Name				B				Tracing				Batch																							
0106														HYAN																							
NOTES																																					
																		BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY Date Id Type Is Cd Purpost/Result 01-24-2022 BM 22 22 Change of Address 06-03-2020 DM FR Field Review 02-11-2015 SR 02 14 Cyclical Inspection 05-15-2007 JK 03 16 In Office Review 11-27-2001 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	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0106	1.150						1.0000	733,308.8	168,700																	
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23						Total Land Value					168,700														

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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	09	Typical			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
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	20	2 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	366,933
Year Built	1977
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	293,500
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	1996		80		0.00	4,000
BFA	Bsmt Fin-Avg	B	500	17.36	1996		80		0.00	6,900
WDC	Wood Decking	L	322	20.00	1997		56		0.00	3,600
FOP	Open Porch-ro	B	180	55.00	1996		80		0.00	6,700
GAR	Attached Gara	B	624	40.00	1996		80		0.00	17,300
BMT	Basement-Unfi	B	1,130	26.01	1996		80		0.00	23,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,130	1,130	1,130	307.83	347,848
BMT	Basement Area	0	1,130	0	0.00	0
FOP	Open Porch	0	180	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
UAT	Attic, Unfinished	0	624	62	30.59	19,085
WDC	Wood Deck	0	322	0	0.00	0
Ttl Gross Liv / Lease Area		1,130	4,010	1,192		366,933

