

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>
KINGSLEY, HECTOR LUIS  27 KITSY LANE  HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDENTL	1010	507,200	507,200	
			6 Septic		4	RES LAND	1010	157,200	157,200	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 56 #DL 2				Plan Ref. Land Ct# 25306-B (SH 2) #SR Life Estate PP STATU						
GIS ID F_978779_2705602				Assoc Pid#		Total 664,400 664,400				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KINGSLEY, HECTOR LUIS		C221300	0	12-06-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
KINGSLEY, HECTOR LUIS & RAMIREZ,		C211797	0	01-06-2017	U	I	240,000	1	2025	1010	507,200	2024	1010	485,500		
TORRES, CESAR RAMOS		C194679	0	07-06-2011	U	I	235,000	1		1010	157,200		1010	157,200		
SPANO, SUZANNE M EXECUTRIX		#D77220	0	07-12-1999	U	I	0	1A								
DUPEE, CLYDE M & GERALDINE		C153961	0	07-12-1999	U	I	149,000	2								
Total											664,400			642,700	Total	577,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2019	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	427,400	
					Appraised Xf (B) Value (Bldg)	27,500	
					Appraised Ob (B) Value (Bldg)	52,300	
					Appraised Land Value (Bldg)	157,200	
					Special Land Value	0	
					Total Appraised Parcel Value	664,400	
					Valuation Method	C	
					Total Appraised Parcel Value	664,400	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
B-20-3533										06-01-2021	SR	01		02	Bldg Permit Completed
20-2296										04-21-2020	WD			FR	Field Review
19-2410										08-02-2018	GC	03		16	In Office Review
201203687										03-01-2018	SR	02		03	Cycl Insp Comp
										08-13-2014	JR	03		16	In Office Review
										08-28-2012	GC	03		16	In Office Review
										01-13-2001	PT	01		00	Meas/Listed-Interior Acces

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B-20-3533	12-03-2020	830	Pool - Inground	20,000	06-01-2021	100	06-30-2021	18x36 inground swimming poo		06-01-2021	SR	01		02	Bldg Permit Completed
20-2296	09-02-2020	839	Solar Panel-Re	5,599	06-01-2021	100	06-30-2021	Install residential roof-mounted		04-21-2020	WD			FR	Field Review
19-2410	07-25-2019	835	Sid/Wind/Roof/	2,000	06-30-2020	100	06-30-2020	siding		08-02-2018	GC	03		16	In Office Review
201203687	06-27-2012	IN	Insulation	5,000	06-30-2012	100	06-30-2012	INSULATE		03-01-2018	SR	02		03	Cycl Insp Comp
										08-13-2014	JR	03		16	In Office Review
										08-28-2012	GC	03		16	In Office Review
										01-13-2001	PT	01		00	Meas/Listed-Interior Acces

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	RC-	4	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0105	1.000		1.0000	314,315.5	157,200
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			157,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		547,955
Year Built		1972
Effective Year Built		1996
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		22
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		78
RCNLD		427,400
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1994		78		0.00	4,700
WDC	Wood Decking	L	252	20.00	1985		32		0.00	1,700
BMT	Basement-Unfi	B	1,156	26.01	1994		78		0.00	22,800
SHED	Shed	L	80	18.00	1996		44		0.00	600
SHED	Shed	L	96	18.00	1996		44		0.00	800
SPL2	Pool Vinyl	L	648	55.00	2020		92	C	1.00	31,500
PATS	Patio-Concrete	L	680	20.00	2020		96		0.00	12,300
PAT2	Patio-Good	L	254	9.94	2020		96		0.00	2,500
FPIT	Fire Pit	L	1	3010.00	2020		96	C	1.00	2,900
SOL1	Solar PV Pane	B	22	860.00	1994		0		0.00	0

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,432	1,432	1,432	251.01	359,446
BMT	Basement Area	0	1,156	0	0.00	0
TQS	Three Quarter Story	751	1,156	751	163.07	188,509
WDK	Wood Deck	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		2,183	3,996	2,183		547,955

