

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BROWN, SHAWN M & HEATHER A						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION
351 CASTLEWOOD CIRCLE						RESIDNTL	1010	307,700	307,700	
HYANNIS MA 02601					4	RES LAND	1010	142,000	142,000	
		SUPPLEMENTAL DATA				Total		449,700	449,700	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 62 #DL 2 GIS ID F_981605_2707833				Plan Ref. 194/109 Land Ct# #SR Life Estate PP STATU D:Deleted Assoc Pid#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BROWN, SHAWN M & HEATHER A		29005 0017	07-10-2015	Q	I	230,000	00	Year	Code	Assessed	Year	Code	Assessed
GENTILE, LORETTA		18918 0335	08-09-2004	Q	I	260,000	00	2025	1010	307,700	2024	1010	305,100
STAGNARO, JOHN		7275 0115	08-28-1990	Q	I	85,000	U		1010	142,000		1010	142,000
RAKATANSKY, SYDNEY		6593 0316	01-13-1989	U	I	1	A						
RAKATANSKY, SYDNEY & ESTELLE K		1333 0025	04-22-1966	U		0							
		Total						449,700		Total		447,100	
								Total		Total		371,800	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	268,000
Appraised Xf (B) Value (Bldg)	30,800
Appraised Ob (B) Value (Bldg)	8,900
Appraised Land Value (Bldg)	142,000
Special Land Value	0
Total Appraised Parcel Value	449,700
Valuation Method	C
Total Appraised Parcel Value	449,700

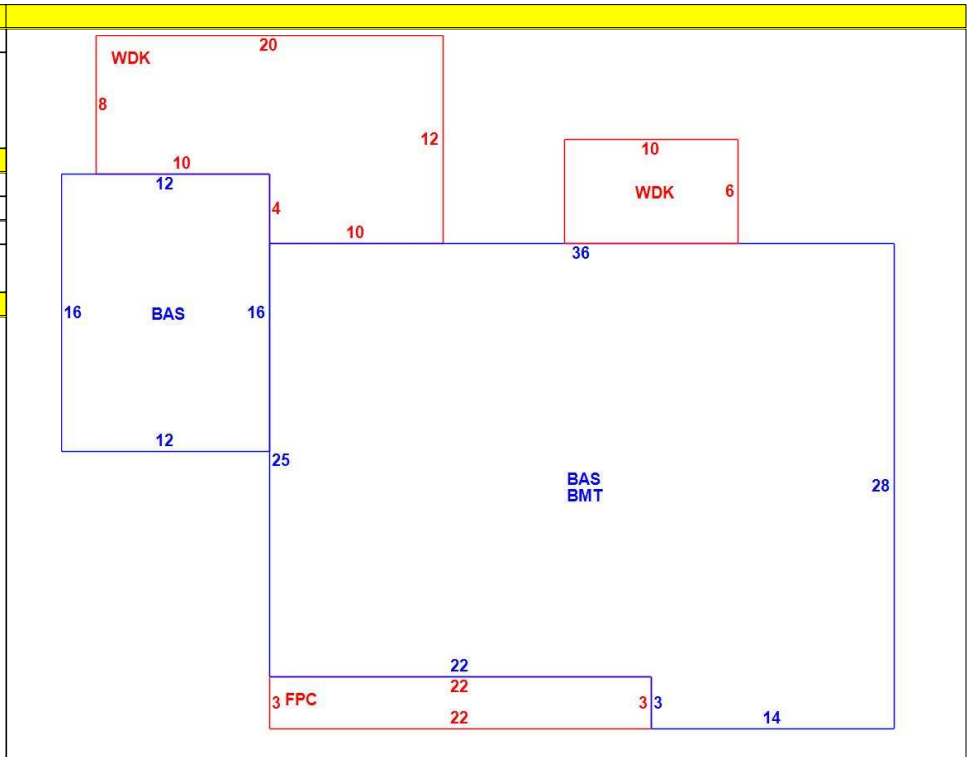
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SHED-22-1 12574	10-24-2022 01-03-1996	863 AD	Shed Registrati Addition	0 8,000	04-24-2023 08-05-1997	100 100	06-30-2023 01-01-1997	dining ar	04-24-2023	SR	02		02	Bldg Permit Completed
									02-22-2023	JO	03		16	In Office Review
									08-16-2022	BM	22		22	Change of Address
									07-08-2020	CK	22		22	Change of Address
									04-27-2020	WD				Field Review
									12-13-2016	KM	01		03	Cycl Insp Comp
									01-04-2010	MA	22		22	Change of Address

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	RC-	4	0.190 AC	176,344.00	4.23746	1.0000	5	1.00	0105	1.000		1.0000	747,257.7	142,000
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value			142,000

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	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 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	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	352,629
Year Built	1966
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	268,000
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
BRR	Bsmt Rec Rm-	B	504	8.05	1991		76		0.00	3,100
FPL1	Fireplace 1 sto	B	1	5000.00	1991		76		0.00	3,800
WDC	Deck comp w	L	200	28.00	1994		50		0.00	3,300
FOPC	Open Prch-roo	B	66	55.00	1991		76		0.00	2,600
BMT	Basement-Unfi	B	942	26.01	1991		76		0.00	19,400
SHED	Shed	L	48	18.00	2016		94		0.00	800
WDC	Wood Deck w/	L	60	18.00			100		0.00	2,800
SHED	Shed	L	112	18.00	2023		98		0.00	2,000
FPLG	Gas Fireplace-	B	1	2500.00	1991		76		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,134	1,134	1,134	310.96	352,629
BMT	Basement Area	0	942	0	0.00	0
FPC	Open Porch Conc. Floor	0	66	0	0.00	0
WDK	Wood Deck	0	260	0	0.00	0
Ttl Gross Liv / Lease Area		1,134	2,402	1,134		352,629

