

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION			
KARUKAS, JAMES J & LYNE 67 STATICE LANE HYANNIS MA 02601											Description RESIDENTL RES LAND	Code 1010 1010	Assessed		Assessed								
													680,500	680,500									
									4				152,900	152,900									
				SUPPLEMENTAL DATA									Total		833,400	833,400							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 11 #DL 2 GIS ID F_980492_2707830								Plan Ref. 459/84 Land Ct# #SR Life Estate PP STATU Assoc Pid#															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
KARUKAS, JAMES J & LYNE LAWRENCE, JOHN DERBY JR & DIANE LAWRENCE, J DERBY JR & DIANE B EVANS, BRIAN W & LAURELA TRS EVANS, BRIAN W & LAURELA A				34346	218	08-02-2021	Q	I	675,000	00	Year 2025	Code 1010 1010	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
				32158	0116	07-16-2019	U	I	100	1F			680,500	2024	1010	643,300	2023	1010	569,700				
				23189	0120	10-01-2008	Q	I	475,000	00			152,900	1010	152,900	1010	139,000						
				11459	0185	05-28-1998	U	I	1	1A													
EVANS, BRIAN W & LAURELA A				7102	0102	03-15-1990	Q	I	219,000	U	Total		833,400	Total	796,200	Total	708,700						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount												Comm Int	
2025	5C	RESIDENTIAL EXEMPTION																					
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B		Tracing			Batch													
0107										HYAN													
NOTES																							
												Appraised Bldg. Value (Card)								620,300			
												Appraised Xf (B) Value (Bldg)								53,500			
												Appraised Ob (B) Value (Bldg)								6,700			
												Appraised Land Value (Bldg)								152,900			
												Special Land Value								0			
												Total Appraised Parcel Value								833,400			
												Valuation Method								C			
												Total Appraised Parcel Value								833,400			
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						
BLDR-23-85	07-11-2023	880	Alt-Int work-Res	32,000		100		Renovation of an existing bath				08-23-2024	JO	03		16	In Office Review						
EXPR-22-2	03-02-2022	835	Sid/Wind/Roof/	114		100		Replace old roof, siding , trim ,				01-26-2024	AG	22		22	Change of Address						
EXPR-22-6	01-21-2022	835	Sid/Wind/Roof/	1,200		100		Weatherization				02-15-2023	LH	03		16	In Office Review						
41891	08-15-2000	AD	Addition	5,000	08-15-2000	100	10-29-1999	ADD TO GAR				10-12-2021	SR	02		03	Cycl Insp Comp						
B36056	07-01-1993	AD	Addition	40,000	01-15-1994	100	06-30-1994	HY ADD'N				04-28-2020	WD			FR	Field Review						
B33219	09-01-1989	DW	Dwelling	0	02-15-1991	100	06-30-1991	HY 11/2 S				05-04-2015	JR	03		03	Cycl Insp Comp						
												08-16-2012	RB	03		16	In Office Review						
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	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0105	1.000			1.0000	413,244.5	152,900					
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value					152,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 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	729,793
Year Built	1990
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	620,300
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	2003		85		0.00	5,100
WDC	Wood Decking	L	562	20.00	2001		64		0.00	6,700
GAR	Attached Gara	B	624	40.00	2003		85		0.00	18,400
UST	Utility Storage-	B	96	17.11	2003		85		0.00	1,100
BMT	Basement-Unfi	B	1,284	26.01	2003		85		0.00	26,800
FPLG	Gas Fireplace-	B	1	2500.00	2003		85		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,730	1,730	1,730	282.98	489,547
BMT	Basement Area	0	1,284	0	0.00	0
FAT	Attic, Finished	145	969	145	42.34	41,031
FHS	Half Story	564	1,128	564	141.49	159,598
FUS	Upper Story	140	140	140	282.98	39,617
GAR	Attached Garage	0	624	0	0.00	0
UST	Utility Enclosure	0	96	0	0.00	0
WDK	Wood Deck	0	563	0	0.00	0
Ttl Gross Liv / Lease Area		2,579	6,534	2,579		729,793

