

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHAHID, MOHAMMAD F & FARWAH F 49 CROOKED POND ROAD HYANNIS MA 02601		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	280,900	280,900
			2 Public Water		4	RES LAND	1010	134,700	134,700
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 14034-F					
#DL 1 LOT 1 BLOCK 6		#DL 2		#SR					
GIS ID F_985039_2701715		Assoc Pid#		Life Estate					
				PP STATU					
						Total		415,600	415,600

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHAHID, MOHAMMAD F & FARWAH F		C211133	0	10-27-2016	U	I	213,000	1L	Year	Code	Assessed	Year	Code	Assessed		
FEDERAL NATIONAL MORTGAGE ASSO		C210540	0	08-30-2016	U	I	188,725	1L	2025	1010	280,900	2024	1010	288,900		
FRAZEL, SCOTT A & LAMPERT, ELIZABE		C202159	0	11-29-2013	U	I	1	1		1010	134,700		1010	134,700		
FRAZEL, SCOTT A & ELIZABETH M		C158881	0	08-31-2000	Q	I	140,000	00								
GOMES, DEBORAH J		C141554	0	07-31-1996	Q	I	94,000	U								
								Total		415,600	Total		423,600	Total		379,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total				0.00	

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				NOTES	
Nbhd	Nbhd Name	B	Tracing		
0104			HYAN		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	245,600
Appraised Xf (B) Value (Bldg)	30,900
Appraised Ob (B) Value (Bldg)	4,400
Appraised Land Value (Bldg)	134,700
Special Land Value	0
Total Appraised Parcel Value	415,600
Valuation Method	C
Total Appraised Parcel Value	415,600

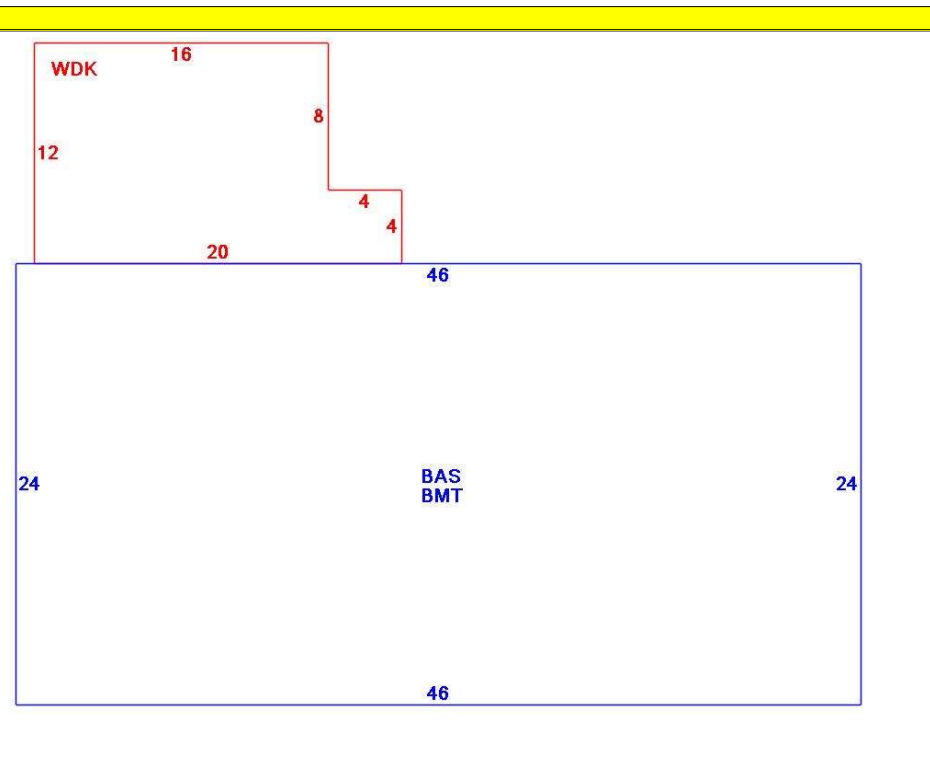
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	09-07-2021	835	Sid/Wind/Roof/	5,000		100			05-01-2020	WD			FR	Field Review
									04-25-2018	MS	03		16	In Office Review
									03-15-2016	TR	03		16	In Office Review
									03-27-2015	SR	02		14	Cyclical Inspection
									12-04-2013	DR	03		16	In Office Review
									10-01-2003	PT	02		01	Meas/Est
									03-07-2001	SM	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	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0104	0.900		1.0000	498,771.3	134,700
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			134,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised 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	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
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	11	1 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	331,907
Year Built	1963
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	245,600
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	1989		74		0.00	3,700
BFA	Bsmt Fin-Avg	B	483	17.36	1989		74		0.00	6,200
WDC	Wood Decking	L	208	20.00	1994		50		0.00	2,400
BMT	Basement-Unfi	B	1,104	26.01	1989		74		0.00	21,000
SHED	Shed	L	120	18.00	2015		92		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	300.64	331,907
BMT	Basement Area	0	1,104	0	0.00	0
WDK	Wood Deck	0	208	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	2,416	1,104		331,907

