

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOHNSON, NEIL B & GURNICK, JAM 233 BEVERLY ROAD WORCESTER MA 01605						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION
					4 Hyannis CU	RESIDNTL	1020	253,000	253,000	
SUPPLEMENTAL DATA						Total		253,000	253,000	
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		36029-C-1 LOT 2		
BID Parcel		ResExpt Q		Life Estate		PP STATU				
#DL 1		UNIT 3A								
#DL 2		BLDG 3								
GIS ID		F_987476_2696069		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JOHNSON, NEIL B & GURNICK, JAMES		C144-0	06-07-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JOHNSON, NEIL B & LEONARD H III		C144-0	11-20-2012	U	I	100	1A	2025	1020	253,000	2024	1020	218,800	2023	1020	240,300
JOHNSON, LEONARD H JR ETAL		C144-0	11-21-2003	U	I	0	1A									
JOHNSON, LEONARD H JR		C144-0	01-15-1983	Q	I	46,900	U									
Total								253,000	Total	218,800	Total	240,300				

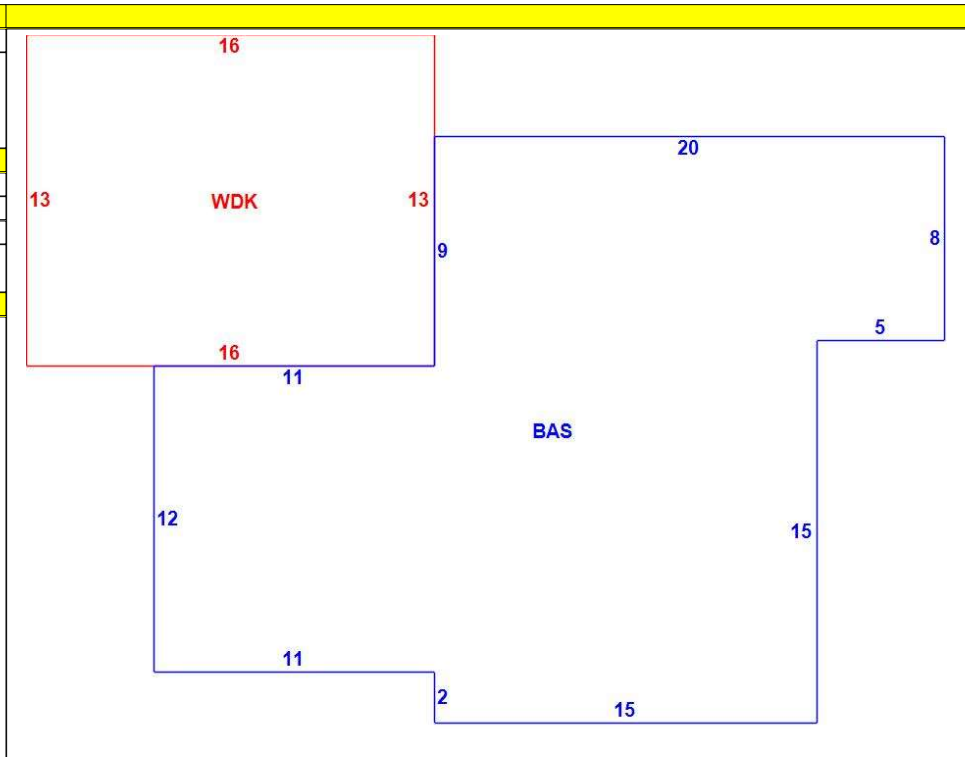
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B	Tracing		Batch						
0001						HYAN						
NOTES												
Appraised Bldg. Value (Card)										250,600		
Appraised Xf (B) Value (Bldg)										0		
Appraised Ob (B) Value (Bldg)										2,400		
Appraised Land Value (Bldg)										0		
Special Land Value										0		
Total Appraised Parcel Value										253,000		
Valuation Method										C		
Total Appraised Parcel Value										253,000		

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	
201203116	06-06-2012	NR	New Roof	5,700	06-30-2013	100	06-30-2013	ROOFING & SIDING - 3A & 3	05-08-2020	WD			FR	Field Review	
									04-11-2019	SR	02		03	Cycl Insp Comp	
									01-14-2015	AL	22		22	Change of Address	

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen	Adj Unit P	Land Value	
1	102U	Condominium M	RB	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0001	1.000			0.0000	0	0	
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Grade	C	Average			
Stories	1	1 Story			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	472				
Bath Split	10	1 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104214	C 0110	Owne	2.2	
	CAPTAIN GOSNOL	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		325,445			
Year Built		1951			
Effective Year Built		1994			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		23			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		77			
Cns Sect Rcnd		250,600			
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
WDC	Wood Decking	L	208	20.00	1994		50		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	517	517	517	629.49	325,445
WDC	Wood Deck	0	208	0	0.00	0
Ttl Gross Liv / Lease Area		517	725	517		325,445

