

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
BARRONE, ROMAR S 48 BRISTOL AVENUE HYANNIS MA 02601				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND		Code 1010 1010		Assessed 290,000 129,900				Assessed 290,000 129,900			
						4	Gas															4	
				SUPPLEMENTAL DATA																			
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 15 #DL 2 GIS ID F_985403_2702296				Plan Ref. Land Ct# 14034-A #SR Life Estate PP STATU Assoc Pid#															
												Total		419,900		419,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
BARRONE, ROMAR S BARRONE, ROMAR S & DANIELA F GARVEY, JULIE E GARVEY, JAMES D JR GARVEY, JAMES D JR & BARBARA J				C233903	0	09-11-2023	U	I	0		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				C218976	0	03-29-2019	Q	I	287,000		00												
				C182641	0	03-23-2007	U	I	280,000		1A												
				C166279	0	08-16-2002	U	I	0		1												
				C56567	0	10-25-1972	U		0			Total		419,900		Total		417,700		Total		373,200	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description			Number	Amount	Comm Int		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 250,000 Appraised Xf (B) Value (Bldg) 35,200 Appraised Ob (B) Value (Bldg) 4,800 Appraised Land Value (Bldg) 129,900 Special Land Value 0 Total Appraised Parcel Value 419,900 Valuation Method C Total Appraised Parcel Value 419,900								
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B			Tracing			Batch												
0104											HYAN												
NOTES																							
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					
20-1760	07-16-2020	822	Insulation		5,000			100			Add R-38 fiberglass, R-45 cell		05-05-2020	WD			FR	Field Review					
													03-04-2020	SAF			20	Sale Review					
													04-10-2018	SR	02		03	Cycl Insp Comp					
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	0.210 AC		176,344.00	3.89789	1.0000	5	1.00	0104	0.900				1.0000	618,632.3	129,900			
Total Card Land Units						0.21	AC	Parcel Total Land Area						0.21	Total Land Value						129,900		

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	11		Clapboard			CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03		Gable/Hip						B		S
Roof Cover	03		Asph/F Gls/Cmp			Adjust Type	Code	Description		Factor%	
Interior Wall 1	05		Drywall			Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14		Carpet			COST / MARKET VALUATION					
Interior Floor 2						Building Value New				342,475	
Heat Fuel	03		Gas			Year Built				1958	
Heat Type	05		Hot Water			Effective Year Built				1989	
AC Type	01		None			Depreciation Code				A	
Bedrooms	03		3 Bedrooms			Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	0					Depreciation %				27	
Extra Fixtures						Functional Obsol				0	
Total Rooms	5		5 Rooms			External Obsol				0	
Bath Style						Trend Factor				1	
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good				73	
Accessory Apt	01		Poured Conc.			RCNLD				250,000	
Foundation Alt						Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	20		2 Full-0 Half			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	1987		73		0.00	3,700	
GAR	Attached Gara	B	308	40.00	1987		73		0.00	9,900	
BMT	Basement-Unfi	B	1,176	26.01	1987		73		0.00	21,600	
WDC	Wood Decking	L	216	20.00	2017		96		0.00	4,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			1,176	1,176	1,176	291.22	342,475			
BMT	Basement Area			0	1,176	0	0.00	0			
GAR	Attached Garage			0	308	0	0.00	0			
WDC	Wood Deck			0	216	0	0.00	0			
Ttl Gross Liv / Lease Area				1,176	2,876	1,176		342,475			

