

State Use 1110
Print Date 12/21/2024 12:56:52

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION				
NETTO, TATIANA CEBOTARI TR ROSE & RICH REALTY TRUST 157 BRISTOL AVENUE HYANNIS MA 02601				1	Level	6	Septic	1	Paved			Description RESIDNTL RES LAND		Code 1110 1110	Assessed 656,200 125,600		Assessed 656,200 125,600							
						4	Gas			4														
				SUPPLEMENTAL DATA																				
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 35 & P/O 34 #DL 2 GIS ID F_988022_2701846				Plan Ref. 10/101 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		781,800		781,800								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)											
NETTO, TATIANA CEBOTARI TR NETTO, EMILIO C TR CALLAHAN, RICHARD P TR CALLAHAN, RICHARD P BBX REAL ESTATE COPR				35571 234		12-30-2022		U	I	100		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				25864 0301		11-23-2011		U	I	215,000		1	2025	1110	656,200	2024	1110	618,100	2023	1110	618,100			
				23257 0151		11-07-2008		U	I	1		1F		1110	125,600		1110	125,600		1110	120,500			
				9253 0262		06-15-1994		U	I	93,000		L												
				8614 0141		06-15-1993		U	I	106,000		L	Total		781,800		Total		743,700		Total		738,600	
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 Appraised Bldg. Value (Card) 622,000 Appraised Xf (B) Value (Bldg) 26,800 Appraised Ob (B) Value (Bldg) 7,400 Appraised Land Value (Bldg) 125,600 Special Land Value 0 Total Appraised Parcel Value 781,800 Valuation Method C Total Appraised Parcel Value 781,800												
Nbhd		Nbhd Name		B		Tracing		Batch																
CI04								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							
												05-05-2020	WD			FR	Field Review							
												04-06-2020	GM	04		FR	Field Review							
												10-26-2018	RB	03		16	In Office Review							
												10-31-2017	KM	02		03	Cycl Insp Comp							
												03-23-2015	TP	22		22	Change of Address							
												06-20-2003	PT	02		01	Meas/Est							
												03-21-2001	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	1110	4-8 Units M-03	RB	4	0.170	AC 176,344.00	4.65505	1.0000	5	1.00	0104	0.900				1.0000	738,793.1	125,600						
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value					125,600						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14R	Apt House			
Model	03	Multi-Family			
Grade:	C	Average			
Stories	2.5	2 1/2 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	01	None			
Bedrooms	08	8 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy	4				
Sewer Occupan	4				
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	40	4 Full-0 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	914,633
Year Built	1930
Effective Year Built	1989
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	5
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	622,000
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
FCP	Carport - flat r	L	608	15.25	1999		80		0.00	7,400
FOP	Open Porch-ro	B	40	55.00	1984		68		0.00	2,000
BMT	Basement-Unfi	B	1,560	26.01	1984		68		0.00	24,800

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,560	1,560	1,560	279.19	435,540				
BMT	Basement Area	0	1,560	0	0.00	0				
FCP	Carport	0	608	0	0.00	0				
FOP	Open Porch	0	40	0	0.00	0				
FUS	Upper Story	1,560	1,560	1,560	279.19	435,540				
UAT	Attic, Unfinished	0	1,560	156	27.92	43,554				

Ttl Gross Liv / Lease Area		3,120	6,888	3,276		914,634
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