

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LOBUE, CHARLES V ET AL TRS COBBLESTONE LANDING II TRUST 50 CENTERBOARD LANE							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601							RESIDENTL RES LAND	1060 1060	770,600 402,200	770,600 402,200	
SUPPLEMENTAL DATA											
Alt Prcl ID			Split Zonin RC-1;RAH		Plan Ref.						
BID Parcel					Land Ct#						
ResExpt Q					#SR						
#DL 1 OPEN SPACE					Life Estate						
#DL 2					PP STATU						
GIS ID F_980303_2706243					Assoc Pid#						
							Total		1,172,800	1,172,800	

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LOBUE, CHARLES V ET AL TRS			29962 0015	09-27-2016	U	V	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HORNE, STEVEN ET AL TRS			17776 0075	10-09-2003	U	I	0	1F	2023	1060	778,300	2022	1060	782,900	2021	1060	666,600
HORN, EMANUEL L ET AL TRS			13025 0176	05-23-2000	U	I	0	1B		1060	386,200		1060	344,700		1060	344,700
HAMMERQUIST, HARRY L ET AL			12539 0031	09-14-1999	U	I	0	1F							1060	123,900	
DACEY, BRIAN T TR			11096 0080	12-03-1997	U	V	1,969,000	1									
							Total		1,164,500	Total		1,127,600	Total		1,135,200		

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0107						HYAN											
NOTES																	
										Appraised Bldg. Value (Card)		561,400					
										Appraised Xf (B) Value (Bldg)		89,900					
										Appraised Ob (B) Value (Bldg)		119,300					
										Appraised Land Value (Bldg)		402,200					
										Special Land Value		0					
										Total Appraised Parcel Value		1,172,800					
										Valuation Method		C					
										Total Appraised Parcel Value		1,172,800					

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-23-4	04-18-2023	835	Sid/Wind/Roof/	13,800		100		Remove and replace 3 sliders		12-02-2021	SR	02		03	Cycl Insp Comp
EXPR-22-5	04-15-2022	835	Sid/Wind/Roof/	11,525	06-30-2022	100	06-30-2022	Pool House - Remove three sli		04-28-2020	WD			FR	Field Review
BLDC-21-92	04-15-2021	838	Solar Panel-Co	61,420	12-02-2021	100	06-30-2022	Installation of 83 flush roof mo		03-24-2009	KLP	03		16	In Office Review
EXPR-21-1	01-26-2021	835	Sid/Wind/Roof/	10,000	06-30-2021	100	06-30-2021	Remove and replace 3 existing		03-20-2009	JR	03		15	Abatement Review
201202069	04-19-2012	CM	Commercial	8,000	12-31-2012		12-31-2012	REPAIR ROTTED CARPORT		03-15-1990	ML	01		00	Meas/Listed-Interior Acces
B31930	05-01-1988	CM	Commercial	400,000	06-30-1988	100	06-30-1988	HY CLUB H							

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	106R	Accessory Res	SPLI	4	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0105	1.000		1.0000	176,344	176,300
1	1060	Accessory	SPLI	4	19.570	AC	14,250.00	1.00000	0.8100	0	1.00	0105	1.000		1.0000	11,542.5	225,900
Total Card Land Units					20.57	AC	Parcel Total Land Area					20.57	Total Land Value			402,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	107	Club House			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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	00				
Full Baths	6				
Half Baths	2				
Extra Fixtures	0				
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	62	6 Full-2 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	660,435
Year Built	1989
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	561,400
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
TEN	Tennis Court 7	L	7,200	6.84	1989		40	00	1.00	19,700
SPL7	Indoor Pool	L	800	70.00	1989		40	00	1.00	22,400
FNC5	FENCE-10'CH	L	320	34.35	1989		40		0.00	4,400
PAV2	PAVING-CON	L	1,200	6.00	1989		70		0.00	5,000
PAV1	PAVING-ASP	L	8,000	3.00	1989		40		0.00	9,600
PTCO	Portico	L	1,200	44.92	2000		81	C	1.00	43,700
WDC	Wood Decking	L	156	20.00	2000		62		0.00	2,600
PAT1	Patio- Average	L	3,133	5.89	2000		81		0.00	11,900
BMT	Basement-Unfi	B	5,248	26.01	2002		85		0.00	89,900
SOL3	Solar PV Pane	B	83	635.00	2002		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,720	6,720	6,720	98.16	659,635
BMT	Basement Area	0	5,248	0	0.00	0
PRT	Portico	0	1,200	0	0.00	0
PTO	Patio	0	3,133	0	0.00	0
WDK	Wood Deck	0	156	0	0.00	0
Ttl Gross Liv / Lease Area		6,720	16,457	6,720		659,635

