

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COBB, BENJAMIN P & JANET H						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
110 WEST MAIN ST UNIT 2						RESIDNTL	1020	317,100	317,100	
HYANNIS MA 02601										
SUPPLEMENTAL DATA										VISION
Alt Prcl ID				Plan Ref. 355/92, 355/90						
Split Zonin RB;HB				Land Ct#						
ResExpt Q YES:				Life Estate						
#DL 1 UNIT 2				PP STATU						
#DL 2 BLDG 1				Assoc Pid#						
GIS ID F_983884_2699385						Total 317,100 317,100				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COBB, BENJAMIN P & JANET H		22057	0350	05-25-2007	Q	I	195,000	00	Year	Code	Assessed	Year	Code	Assessed		
BENVENISTE, VICTOR M & SHARON M		14247	0003	09-19-2001	Q	I	127,000	00	2023	1020	212,200	2022	1020	182,100		
MATEVOSIAN, DIANE & RUFANJIAN, R		3348	0006	08-15-1981	U		0					2021	1020	231,400		
								Total			212,200	Total		182,100	Total	233,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2014	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0001				HYAN			
NOTES				Appraised Bldg. Value (Card) 298,600			
				Appraised Xf (B) Value (Bldg) 16,200			
				Appraised Ob (B) Value (Bldg) 2,300			
				Appraised Land Value (Bldg) 0			
				Special Land Value 0			
				Total Appraised Parcel Value 317,100			
				Valuation Method C			
				Total Appraised Parcel Value 317,100			

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	
									04-30-2020	WD			FR	Field Review	
									03-18-2014	GC	03		16	In Office Review	
									07-22-2013	TP	03		16	In Office Review	
									07-12-2013	SR	02		03	Cycl Insp Comp	
									11-15-1987	ME	02		01	Meas/Est	

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	SPLI	4		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			
Bedrm Func	C	Average			
Stories	2	2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1476				
Bath Split	11	1 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104255	C 0400	Ownr	3.5	
		CAPE COD MELOD	B 1	S 1	
Adjust Type	Code	Description	Factor%		
Condo Fir	MFU	MULTI FLOORS	77		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		355,446			
Year Built		1980			
Effective Year Built		1999			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		16			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		84			
Cns Sect Rcnd		298,600			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

		20	
6		WDK	6
		20	
1	FUS	20	1
		20	
		20	
25		FUS BAS BMT	25
		20	
1	FUS	20	1

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
BGAR	Bsmt Garage	B	1	2326.00	2001		84		0.00	2,000
BMT	Basement-Unfi	B	500	26.01	2001		84		0.00	14,200
WDC	Wood Decking	L	120	20.00	1999		60		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	500	500	500	341.76	170,882
BMT	Basement Area	0	500	0	0.00	0
FUS	Upper Story	540	540	540	341.76	184,553
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		1,040	1,660	1,040		355,435

