

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
PHEAR, ROBERT C & BROWN, PAME 320 STEVENS STREET A2 HYANNIS MA 02601						Description	Code	Assessed	Assessed								
					4 Hyannis CU	RESIDNTL	1020	431,800	431,800								
		SUPPLEMENTAL DATA				Total		431,800	431,800								
		Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	YES:	#DL 1	UNIT A2	#DL 2	BLDG A	Plan Ref.	623/13-15, 608/35	Land Ct#	#SR	Life Estate	PP STATU	Assoc Pid#

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PHEAR, ROBERT C & BROWN, PAMELA		24167	0157	11-16-2009	Q	I	270,000	00	Year	Code	Assessed	Year	Code	Assessed
FLAGSHIP ESTATES HYANNIS LLC		21472	0225	10-27-2006	Q	I	989,000	00	2025	1020	431,800	2024	1020	350,300
									2023	1020	290,600	Total		
									Total	431,800	Total	350,300	Total	290,600

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2011	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 418,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 13,600				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 200				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 0				
0001						HYAN		Special Land Value 0				
NOTES								Total Appraised Parcel Value 431,800				
								Valuation Method C				
								Total Appraised Parcel Value 431,800				

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	
									05-07-2020	WD			FR	Field Review	
									12-07-2018	RB	22		22	Change of Address	
									10-29-2018	SR	02		03	Cycl Insp Comp	
									08-27-2013	TP	03		16	In Office Review	
									06-10-2009	TP	03		16	In Office Review	

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	DV	4	Hyannis	0 SF	165,000.00	1.00000	5	1.00	0001	1.000		0.0000	165,000	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	2	2 Stories			
Occupancy					
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	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2	2 Full			
Half Baths	1				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	03	Modern			
Kitchen Style	04	Typical for Gr			
Master Deed L	1743				
Bath Split	21	2 Full-1 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	105421	C 0017	Ownr 3.2
	FLAGSHIP ESTS	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	MKT0	MKT0	100

COST / MARKET VALUATION	
Building Value New	439,976
Year Built	2007
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnld	418,000
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
PAT1	Patio- Average	L	24	5.89	2009		90		0.00	200
FOP	Open Porch-ro	B	40	55.00	2015		95		0.00	2,800
GAR	Attached Gara	B	240	40.00	2015		95		0.00	10,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	664	664	664	293.32	194,763
FOP	Open Porch	0	40	0	0.00	0
FUS	Upper Story	836	836	836	293.32	245,213
GAR	Attached Garage	0	240	0	0.00	0
PTO	Patio	0	24	0	0.00	0
Ttl Gross Liv / Lease Area		1,500	1,804	1,500		439,976

