

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RAFTERY, HELEN R 85 WOODLAND AVENUE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved	9 Rear Location	Description RESIDNTL	Code 1020	Assessed 232,200	Assessed 232,200
			4 Gas						
			6 Septic		4 Hyannis CU				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 UNIT 1 #DL 2 BLDG 1 GIS ID F_981377_2700177				Plan Ref. 626/68, 393/72 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 232,200 232,200			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RAFTERY, HELEN R		30499 0344	05-19-2017	Q	I	235,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CAPIZZI, THOMAS JR, MGR C LLC TR		23104 0233	08-15-2008	U	I	100	1B	2025	1020	232,200	2024	1020	232,200	2023	1020	232,200
CAPIZZI, MARY A		23073 0190	07-30-2008	U	I	100	1F									
CENTERVILLE, LLC TR		20642 0350	01-10-2006	U	I	1	1F									
Total								232,200	Total	232,200	Total	232,200	Total	232,200		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2019	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0001				HYAN	Appraised Bldg. Value (Card)	215,400	
					Appraised Xf (B) Value (Bldg)	15,400	
					Appraised Ob (B) Value (Bldg)	1,400	
					Appraised Land Value (Bldg)	0	
					Special Land Value	0	
					Total Appraised Parcel Value	232,200	
					Valuation Method	C	
					Total Appraised Parcel Value	232,200	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										10-17-2022	JO			16	In Office Review
										04-23-2020	WD			FR	Field Review
										04-03-2019	JD	03		16	In Office Review
										12-07-2018	SR	02		03	Cycl Insp Comp
										08-31-2017	MD	22		22	Change of Address
										07-31-2015	TP	03		16	In Office Review
										07-07-2014	TP	03		16	In Office Review

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	10-13-2021	835	Sid/Wind/Roof/	3,500		100		Remove and install new aspha		10-17-2022	JO			16	In Office Review
17-3524	10-19-2017	822	Insulation	5,000		100		Air sealing and insulation of att		04-23-2020	WD			FR	Field Review

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	1020	Condominium M	RB	4	Hyannis	0 SF	124,000.00	1.00000	5	1.00	0001	1.000		0.0000	124,000	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	04	Cape Cod			
Model	05	Res Condo			
Grade	C	Average			
Stories	1.5	1 1/2 Stories			
Occupancy					
Interior Wall 1	03	Plastered			
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	03	3 Bedrooms			
Full Baths	1	1 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Master Deed L	1369				
Bath Split	11	1 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	106864	C 114	Owne 60.
	WOODLAND	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	MKT0	MKT0	100

COST / MARKET VALUATION	
Building Value New	279,747
Year Built	1923
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
Cns Sect Rcnd	215,400
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
BMT	Basement-Unfi	B	640	26.01	1989		77		0.00	15,400
PAT2	Patio-Good	L	192	9.94	1987		68		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,016	1,016	1,016	203.45	206,707
BMT	Basement Area	0	640	0	0.00	0
FHS	Half Story	345	690	345	101.73	70,191
FUS	Upper Story	14	14	14	203.45	2,848
PTO	Patio	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,375	2,552	1,375		279,746

