

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CAPELLE, HEATHER A & ANTHONY P CAPELLE TRUST PO BOX 417 WEST HYANNIS MA 02672		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	751,400	751,400
			6 Septic		4	RES LAND	1010	213,100	213,100
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 4 #DL 2 GIS ID F_979336_2697383				Plan Ref. 505/18 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		964,500	964,500

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAPELLE, HEATHER A & ANTHONY PHIL		36172 331	01-09-2024	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPELLE, ANTHONY & HEATHER TRS		18616 0062	05-21-2004	U	I	10	1F	2025	1010	751,400	2024	1010	702,000	2023	1010	621,500
CAPELLE, ANTHONY P & HEATHER		10274 0091	06-15-1996	U	I	152,400	1		1010	213,100		1010	213,100		1010	193,800
CHANNEL DEVELOPMENT CORP		9774 0212	07-15-1995	U	V	85,000	N									
FUNDING SERVICES INC		9048 0270	02-15-1994	U	V	166,500	N									
Total								964,500	Total		915,100	Total		815,300		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
2025	5C	RESIDENTIAL EXEMPTION														
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0106				HYAN	Appraised Bldg. Value (Card)	686,300	
					Appraised Xf (B) Value (Bldg)	60,300	
					Appraised Ob (B) Value (Bldg)	4,800	
					Appraised Land Value (Bldg)	213,100	
					Special Land Value	0	
					Total Appraised Parcel Value	964,500	
					Valuation Method	C	
					Total Appraised Parcel Value	964,500	

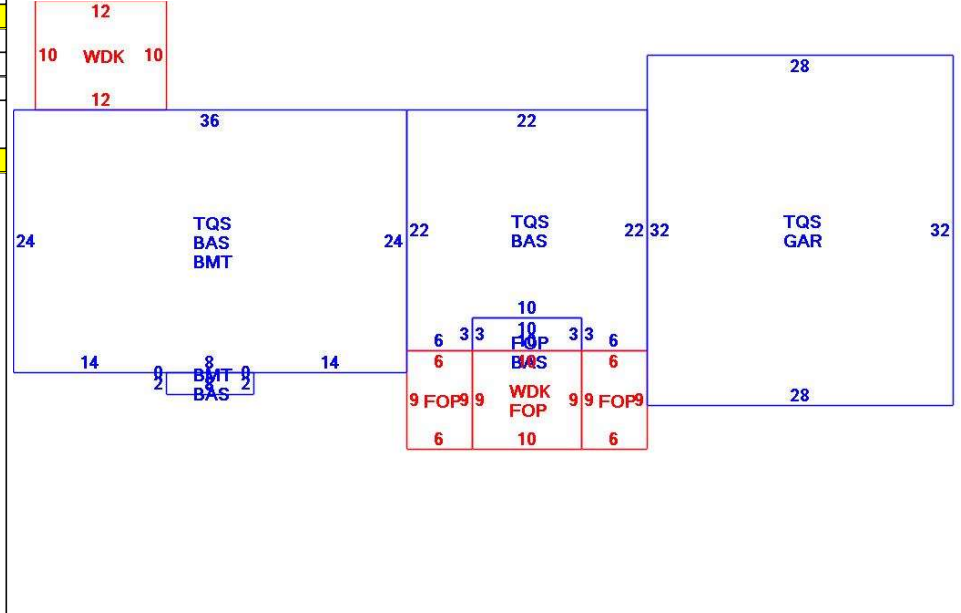
NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										10-28-2024	JO	03		16	In Office Review
										05-19-2020	WD			FR	Field Review
										12-19-2014	SR	02		03	Cycl Insp Comp
										10-08-2014	SR	02		03	Cycl Insp Comp

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	1010	Single Fam M-0	RB	4	0.350 AC	176,344.00	2.46674	1.0000	5	1.00	0107	1.400		1.0000	608,986.3	213,100	
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value				213,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.66				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
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	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	10				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	30	3 Full-0 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		779,921
Year Built		1996
Effective Year Built		2008
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		686,300
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2006		88		0.00	5,300
WDC	Wood Decking	L	90	20.00	2003		68		0.00	2,400
FOP	Open Porch-ro	B	228	55.00	2006		88		0.00	8,600
GAR	Attached Gara	B	896	40.00	2006		88		0.00	25,000
BMT	Basement-Unfi	B	880	26.01	2006		88		0.00	21,400
WDC	Wood Deck w/	L	120	18.00	2004		70		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,364	1,364	1,364	278.25	379,526
BMT	Basement Area	0	880	0	0.00	0
FOP	Open Porch	0	228	0	0.00	0
GAR	Attached Garage	0	896	0	0.00	0
TQS	Three Quarter Story	1,439	2,214	1,439	180.85	400,395
WDK	Wood Deck	0	210	0	0.00	0
Ttl Gross Liv / Lease Area		2,803	5,792	2,803		779,921

