

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DIOGO, FABERSON						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
28 CAPTAIN LUMBERT LANE					4 Hyannis CU	RESIDNTL	1020	211,200	211,200	
CENTERVILLE MA 02632		SUPPLEMENTAL DATA				Total		211,200	211,200	VISION
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 UNIT 1B #DL 2 BLDG 1 GIS ID F_977549_2701097		Plan Ref. 357/78-79 Land Ct# #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DIOGO, FABERSON	35155	034	05-31-2022	Q	I	210,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
LETSCH, WILLIAM MILO & PERRY, LINDA M	30824	0284	10-12-2017	U	I	1	1F	2025	1020	211,200	2024	1020	200,300	2023	1020	198,000
PERRY, LINDA MARIE	26258	0256	04-19-2012	U	I	1	1A									
FREEMAN, MARGUERITE M & PERRY, LIND HORN, FREDERICK A	9792	0043	08-15-1995	Q	I	55,000	U									
	3383	0298	10-22-1981	U		0										
Total						211,200		Total		211,200	Total		200,300	Total		198,000

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																

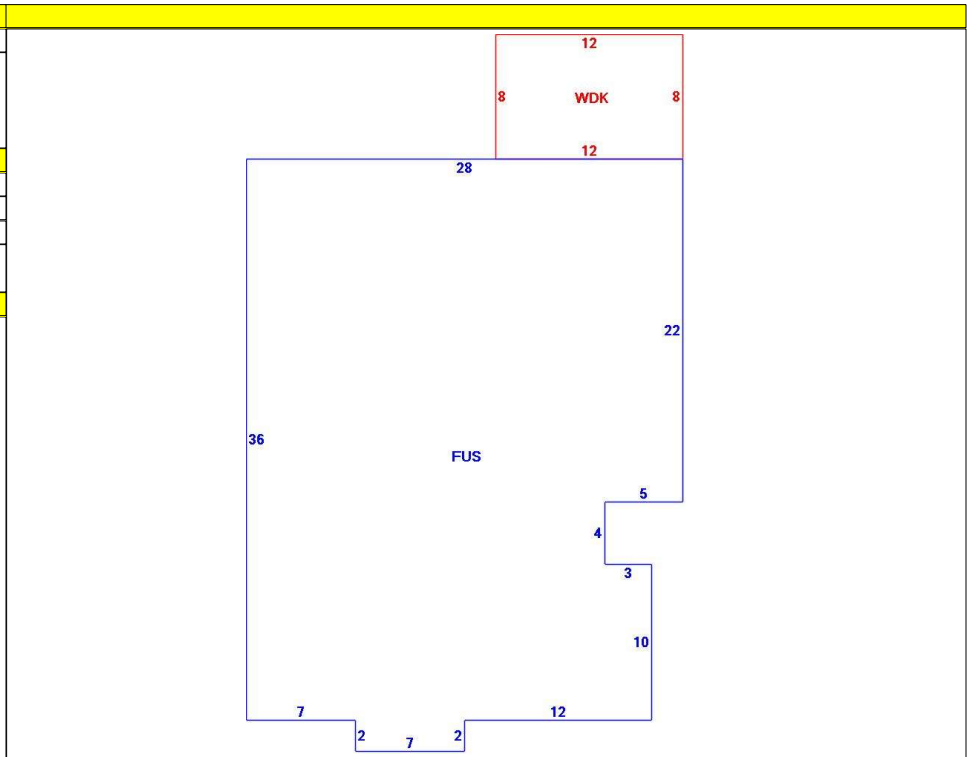
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch						Appraised Bldg. Value (Card)	209,400
0001				HYAN						Appraised Xf (B) Value (Bldg)	0
									Appraised Ob (B) Value (Bldg)	1,800	
									Appraised Land Value (Bldg)	0	
									Special Land Value	0	
									Total Appraised Parcel Value	211,200	
									Valuation Method	C	
									Total Appraised Parcel Value	211,200	

NOTES											VISIT / CHANGE HISTORY					
											Date	Id	Type	Is	Cd	Purpost/Result
											06-01-2022	TR	02		20	Sale Review
											05-29-2020	LS			FR	Field Review
											11-26-2018	SR	02		03	Cycl Insp Comp
											05-30-2018	JL	03		16	In Office Review
											07-30-2015	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																				
											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	Hyannis	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
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Grade	C	Average			
Stories	1	1 Story			
Occupancy	0				
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	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	975				
Bath Split	20	2 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104245	C 0300	Ownr	5.5	
		PLEASANT PARK	B 1	S 1	
Adjust Type	Code	Description	Factor%		
Condo Flr	2FE	SECOND FL END	100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		249,312			
Year Built		1981			
Effective Year Built		2004			
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		209,400			
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
WDC	Wood Decking	L	96	20.00	2000		52		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FUS	Upper Story	982	982	982	253.88	249,312
WDC	Wood Deck	0	96	0	0.00	0
Ttl Gross Liv / Lease Area		982	1,078	982		249,312

