

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROY, STEPHEN J								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
79 NOBADEER ROAD							4 Hyannis CU	RESIDNTL	1020	248,400	248,400	
CENTERVILLE MA 02632				SUPPLEMENTAL DATA								
				Alt Prcl ID	Split Zonin RB;HB	Plan Ref. 372/41						VISION
				BID Parcel		Land Ct#						
				ResExpt Q	INFO:	Life Estate						
				#DL 1	UNIT 3	PP STATU						
				#DL 2	BLDG A							
				GIS ID	F_977826_2700907	Assoc Pid#						
								Total		248,400	248,400	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROY, STEPHEN J				36293	294	04-02-2024	U	I	225,000	1L	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CALVIN, FREDERICK SCOTT				30766	0006	09-15-2017	Q	I	160,000	00	2025	1020	248,400	2024	1020	235,100	2023	1020	224,400
DASILVA, ANDRE B				24406	0194	03-09-2010	U	I	90,000	1L									
CARVALHO, MARIA A				16482	0052	02-28-2003	Q	I	145,000	00									
FRAZIER, LAWRENCE A JR & PAMELA J				13944	0121	06-18-2001	Q	I	105,000	00									
												Total	248,400	Total	235,100	Total	224,400		

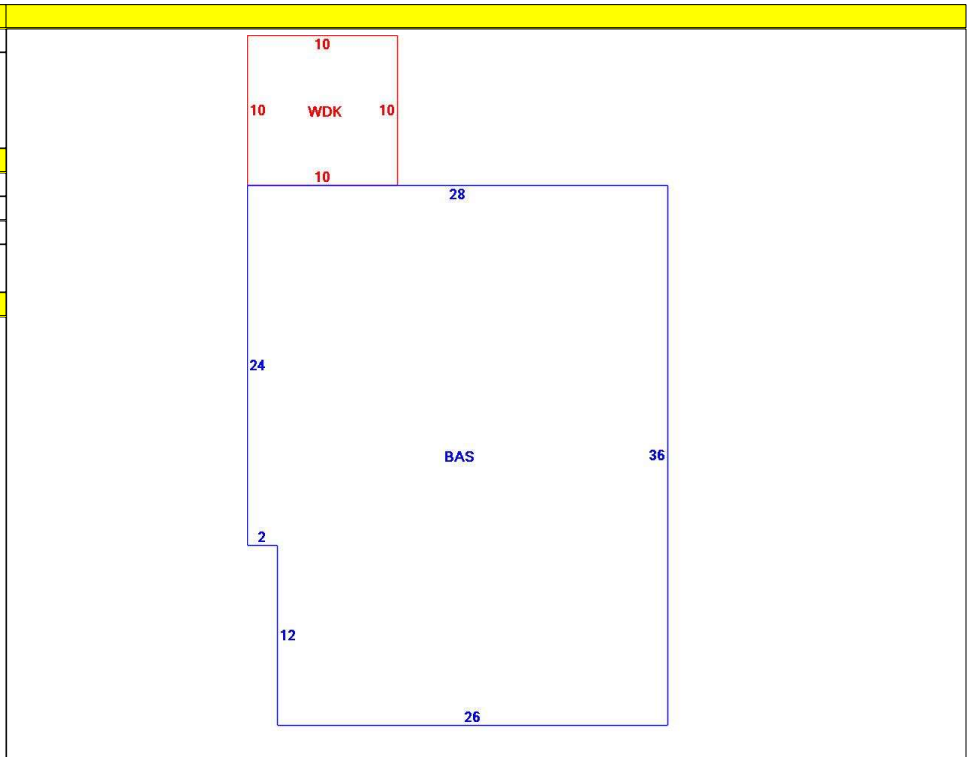
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2025	N5C	NO RESIDENTIAL EXEMPTION	0.00																	
			Total				0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0001				HYAN				
NOTES				Appraised Bldg. Value (Card)				246,200
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				2,200
				Appraised Land Value (Bldg)				0
				Special Land Value				0
				Total Appraised Parcel Value				248,400
				Valuation Method				C
				Total Appraised Parcel Value				248,400

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	
									05-29-2020	LS			FR	Field Review	
									11-19-2018	SR	02		03	Cycl Insp Comp	
									10-04-2018	GC	03		16	In Office Review	
									10-06-2014	TP	03		16	In Office Review	
									10-21-2003	GB			03	Cycl Insp Comp	
									10-03-2003	GB	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	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

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	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	5	5 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	902				
Bath Split	11	1 Full-1 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104208	C 0050	Ownr	6.2	
	GREENBRIER	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		289,621			
Year Built		1983			
Effective Year Built		2005			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		85			
Cns Sect Rcnd		246,200			
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	100	20.00	2001		64		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	984	984	984	294.33	289,621	
WDC	Wood Deck	0	100	0	0.00	0	
Ttl Gross Liv / Lease Area		984	1,084	984		289,621	

