

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CUMMINS, SAMANTHA S						Description	Code	Assessed	Assessed
26 CAPTAIN COOK LANE		4 Hyannis CU				RESIDNTL	1020	335,800	335,800
CENTERVILLE MA 02632		<b>SUPPLEMENTAL DATA</b>							
Alt Prcl ID		Split Zonin B;RC-1		Plan Ref. 249/123,273/25					
ResExpt Q NO APP:		#DL 1 UNIT 26		Land Ct#					
#DL 2 BLDG 3		GIS ID F_979644_2709021		Life Estate					
				PP STATU					
				Assoc Pid#					
						Total	335,800	335,800	

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CUMMINS, SAMANTHA S	36391	165	05-30-2024	Q	I	410,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WHITE, JAMES N	32690	0178	02-14-2020	U	I	1	1F	2025	1020	335,800	2024	1020	358,600	2023	1020	286,000
JW PROPERTY MANAGEMENT LLC	29914	0115	09-07-2016	U	I	1	1F									
WHITE, JAMES N	29126	0268	09-09-2015	U	I	125,000	1									
SARKISIAN, MICHELE A	28215	0137	06-20-2014	U	I	0	1A									
								Total	335,800	Total	358,600	Total	286,000			

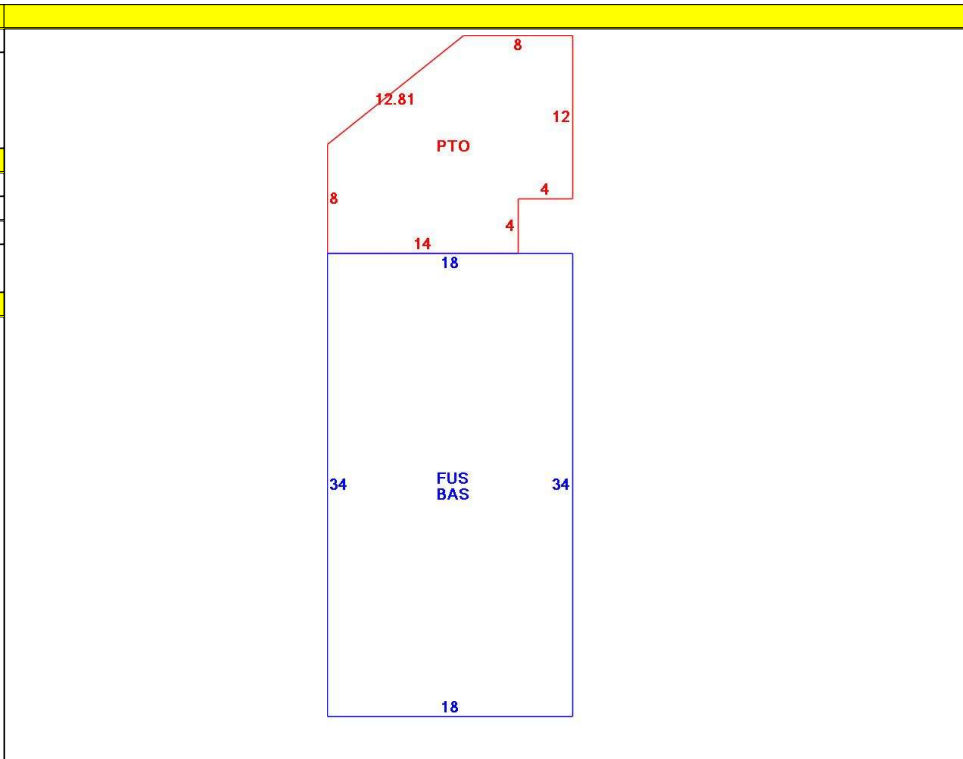
EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
		Total	0.00					This signature acknowledges a visit by a Data Collector or Assessor	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	332,900
0001				HYAN				Appraised Xf (B) Value (Bldg)	0
								Appraised Ob (B) Value (Bldg)	2,900
								Appraised Land Value (Bldg)	0
								Special Land Value	0
								Total Appraised Parcel Value	335,800
								Valuation Method	C
								Total Appraised Parcel Value	335,800

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
									04-28-2020	WD			FR	Field Review
									12-12-2018	SR	02		03	Cycl Insp Comp
									03-27-2009	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	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	2	2 Stories			
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	1	1 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1224				
Bath Split	11	1 Full-1 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104262	C 0460	Owne	1.6	
	CENTER VILLAGE	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New			405,972		
Year Built			1972		
Effective Year Built			2001		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			18		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			82		
Cns Sect Rcnd			332,900		
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
PATC	Conc Pavers	L	232	15.46	1996		77		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	612	612	612	331.68	202,986	
FUS	Upper Story	612	612	612	331.68	202,986	
PTO	Patio	0	232	0	0.00	0	
Ttl Gross Liv / Lease Area		1,224	1,456	1,224		405,972	

