

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VINE, PATRICIA M						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
78 CAPTAIN COOK LANE					4 Hyannis CU	RESIDNTL	1020	337,800	337,800	
CENTERVILLE MA 02632										
SUPPLEMENTAL DATA										
Alt Prcl ID				Plan Ref. 249/123,273/25						
Split Zonin B;RC-1				Land Ct#						
ResExpt Q YES:				Life Estate						
#DL 1 UNIT 78				PP STATU						
#DL 2 BLDG 9				Assoc Pid#						
GIS ID F_979644_2709021										
							Total	337,800	337,800	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
VINE, PATRICIA M							35454	297	10-31-2022	Q	I	355,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DOSSANTOS, EDVARD J JR							32485	0021	11-21-2019	Q	I	226,000	00	2025	1020	337,800	2024	1020	360,800	2023	1020	287,500	
DALEY, KATHLEEN F							11507	0247	06-17-1998	Q	I	69,000	00										
ELBERY-PROBST, CLAIRE							9463	0135	11-30-1994	Q	I	52,000	U										
DONAHUE, CHARLES & BARBARA & JOHN							9463	0130	11-30-1994	U	I	1	A										
													Total	337,800	Total	360,800	Total	287,500					

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2024	5C	RESIDENTIAL EXEMPTION																		
			Total	0.00																

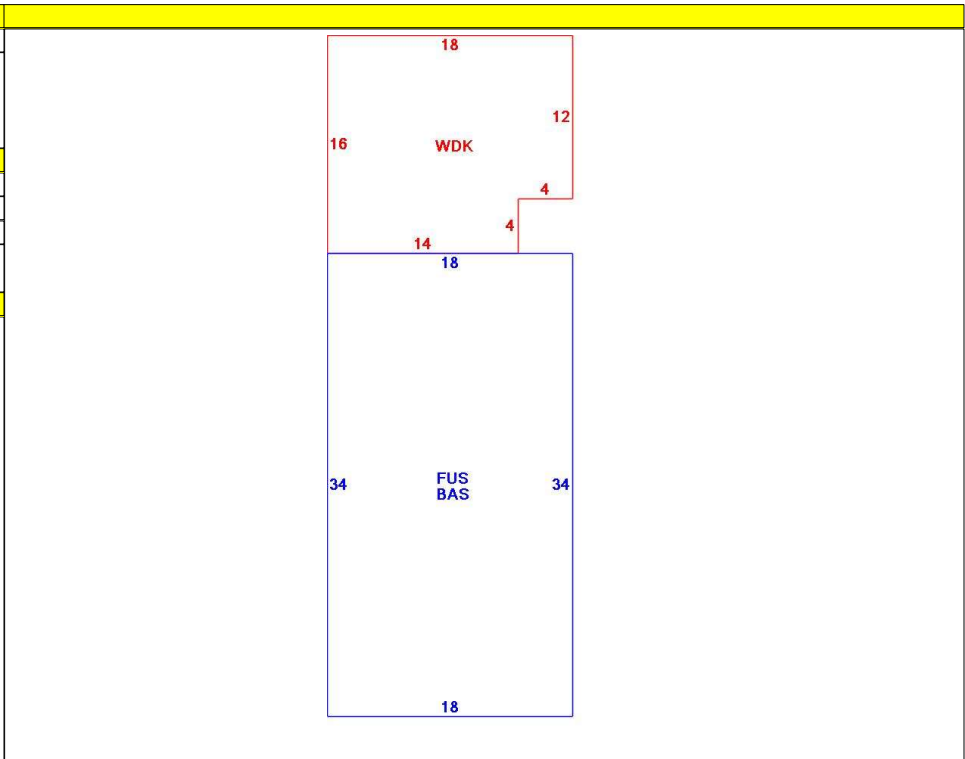
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0001				HYAN	Appraised Bldg. Value (Card)	332,900	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	4,900	
					Appraised Land Value (Bldg)	0	
					Special Land Value	0	
					Total Appraised Parcel Value	337,800	
					Valuation Method	C	
					Total Appraised Parcel Value	337,800	

NOTES											VISIT / CHANGE HISTORY					
											Date	Id	Type	Is	Cd	Purpost/Result
											04-30-2024	EG	03		16	In Office Review
											07-21-2023	EG	03		16	In Office Review
											07-10-2023	JO	03		16	In Office Review
											06-01-2023	TR	02		20	Sale Review
											04-28-2020	WD			FR	Field Review
											03-02-2020	SAF			20	Sale Review
											12-12-2018	SR	02		03	Cycl Insp Comp

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
											04-30-2024	EG	03		16	In Office Review
											07-21-2023	EG	03		16	In Office Review
											07-10-2023	JO	03		16	In Office Review
											06-01-2023	TR	02		20	Sale Review
											04-28-2020	WD			FR	Field Review
											03-02-2020	SAF			20	Sale Review
											12-12-2018	SR	02		03	Cycl Insp Comp

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	04	Electric			
Heat Type	07	Elec Baseboard			
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	Own	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
WDC	Wood Decking	L	272	20.00	2010		86		0.00	4,900

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
WDK	Wood Deck	0	272	0	0.00	0
Ttl Gross Liv / Lease Area		1,224	1,496	1,224		405,972

