

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION							
FRATUS, ROBERT D JR PO BOX 873 BREWSTER MA 02631										Description	Code	Assessed		Assessed											
										RESIDNTL	1020	322,700		322,700											
		4 Hyannis CU																							
SUPPLEMENTAL DATA																									
Alt Prcl ID Split Zonin B;RC-1 BID Parcel ResExpt Q #DL 1 UNIT 12 #DL 2 BLDG B GIS ID F_979524_2709499						Plan Ref. 315/66, 319/24, 3 Land Ct# #SR Life Estate PP STATU Assoc Pid#																			
										Total		322,700		322,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
FRATUS, ROBERT D JR FEDERAL NATIONAL MORTGAGE ASSOCIA SMITH, ALTHEA H BAKER, HELEN M BAKER, C REED & HELEN M				26899 0020		11-30-2012		U I		70,000		1S		Year	Code	Assessed		Year	Code	Assessed V		Year	Code	Assessed	
				26574 0331		08-10-2012		U I		138,314		1L		2025	1020	322,700		2024	1020	276,800		2023	1020	231,100	
				13007 0128		05-15-2000		Q I		108,000		00													
				6295 0159		06-15-1988		U I		1		A													
				5737 0091		05-15-1987		Q I		108,000		U		Total		322,700		Total		276,800		Total		231,100	
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 Appraised Bldg. Value (Card) 303,900 Appraised Xf (B) Value (Bldg) 15,200 Appraised Ob (B) Value (Bldg) 3,600 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 322,700 Valuation Method C Total Appraised Parcel Value 322,700											
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001								HYAN																	
NOTES																									
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						
EXPC-22-8	10-07-2022	835	Sid/Wind/Roof/	2,500		100		Furnish and install 561 SF R38						04-28-2020 12-14-2018 08-28-2014	WD SR TP	02 03		FR 03 16	Field Review Cycl Insp Comp 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		CONDO DATA				
Interior Wall 1	03	Plastered	Parcel Id	104261	C 0450	Owne	3.4
Interior Wall 2				STRAWBERRY HIL		B 1	S 1
Interior Floor 1	14	Carpet	Adjust Type	Code	Description		Factor%
Interior Floor 2	09	Pine/Soft Wood	Condo Flr				100
Heat Fuel	04	Electric	Condo Unit	MKT0	MKT0		100
Heat Type	07	Elec Baseboard	COST / MARKET VALUATION				
AC Type	03	Central	Building Value New			366,170	
Bedrooms	02	2 Bedrooms	Year Built			1976	
Full Baths	1	1 Full	Effective Year Built			2002	
Half Baths	1		Depreciation Code			A	
Extra Fixtures			Remodel Rating				
Total Rooms	5	5 Rooms	Year Remodeled				
Bath Style			Depreciation %			17	
Kitchen Style			Functional Obsol			0	
Master Deed L	1106	1 Full-1 Half	External Obsol			0	
Bath Split	11	Poured Conc.	Trend Factor			1	
Foundation	01		Condition				
AC Type Alt			Condition %				
Sewer Occupan			Percent Good			83	
			Cns Sect Rcndd			303,900	
			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
BMT	Basement-Unfi	B	561	26.01	1999		83		0.00	15,200
WDC	Wood Decking	L	50	20.00	2018		98		0.00	2,700
PAT2	Patio-Good	L	100	9.94	1998		79		0.00	900

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	561	561	561	326.35	183,085				
BMT	Basement Area	0	561	0	0.00	0				
FUS	Upper Story	561	561	561	326.35	183,085				
PTO	Patio	0	100	0	0.00	0				
WDC	Wood Deck	0	50	0	0.00	0				

Ttl Gross Liv / Lease Area		1,122	1,833	1,122	366,170	
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