

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION			
CABRAL, FELICIA M 28 ORR'S AVENUE HYANNIS MA 02601												Description		Code	Assessed		Assessed						
												RESIDNTL	1010	507,700		507,700							
										4		RES LAND	1010	135,300		135,300							
SUPPLEMENTAL DATA																							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 17 #DL 2 GIS ID F_984572_2700578								Plan Ref. 130/43 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		643,000		643,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
CABRAL, FELICIA M WELLS FARGO BANK NA HOLMES, WILLIAM D & THERESA L HOLMES, PAULINE A				25840	0218	11-15-2011		U	I	231,000		1S	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				25019	0102	11-22-2010		U	I	250,750		1L	2025	1010	507,700	2024	1010	477,700	2023	1010	410,900		
				13763	0227	04-26-2001		U	V	1		1A		1010	135,300		1010	135,300		1010	129,800		
				2586	0278	09-23-1977		Q		1,500		00	Total		643,000	Total		613,000	Total		540,700		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 470,700 Appraised Xf (B) Value (Bldg) 30,700 Appraised Ob (B) Value (Bldg) 6,300 Appraised Land Value (Bldg) 135,300 Special Land Value 0 Total Appraised Parcel Value 643,000 Valuation Method C Total Appraised Parcel Value 643,000								
2018	5C	RESIDENTIAL EXEMPTION		0.00																			
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B			Tracing			Batch												
0104											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	
EXPR-24-1 54464		10-15-2024		835	Dwelling		1,954		01-01-2002		0			Site built basement door; insul		05-01-2020	WD				FR	Field Review	
		07-11-2001		DW			236,700				100					04-25-2018	MS	03		16	In Office Review		
											10-31-2017					GC	03		16	In Office Review			
											04-03-2015					SR	02		14	Cyclical Inspection			
											04-25-2002					MF	01		00	Meas/Listed-Interior Acces			
LAND LINE VALUATION SECTION																							
B	Use Code	Description		Zone	LA	Land Units		Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value			
1	1010	Single Fam M-0		RB	4	0.290 AC		176,344.00	2.93869	1.0000	5	1.00	0104	0.900				1.0000	466,394.6	135,300			
Total Card Land Units						0.29	AC	Parcel Total Land Area 0.29						Total Land Value						135,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
		B	S	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	528,911
Year Built	2001
Effective Year Built	2010
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	470,700
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
FPL3	Fireplace 2 sto	B	1	7000.00	2008		89		0.00	6,200
WDC	Wood Decking	L	288	20.00	2006		74		0.00	4,300
BMT	Basement-Unfi	B	1,020	26.01	2008		89		0.00	24,000
UST	Utility Storage-	B	30	17.11	2008		89		0.00	500
SHED	Shed	L	120	18.00	2015		92		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,020	1,020	1,020	259.27	264,455	
BMT	Basement Area	0	1,020	0	0.00	0	
FUS	Upper Story	1,020	1,020	1,020	259.27	264,455	
UST	Utility Enclosure	0	30	0	0.00	0	
WDC	Wood Deck	0	288	0	0.00	0	
Ttl Gross Liv / Lease Area		2,040	3,378	2,040		528,910	

