

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCCANN, CYNTHIA VELLONE AND VELLONE, CHRISTOPHER J TRS VELLONE FAMILY R E TRUST 552 SHOOTFLYING HILL ROAD CENTERVILLE MA 02632-1716						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
					4 Hyannis CU	RESIDNTL	1020	263,300	263,300	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin RB;HB		Plan Ref. 357/27,357/24						
#DL 1		UNIT 13		Land Ct#						
#DL 2		BLDG B		#SR						
GIS ID F_983617_2698615				Life Estate						
				PP STATU						
				Assoc Pid#						
						Total		263,300	263,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCANN, CYNTHIA VELLONE AND		30883	0216	11-07-2017	U	I	166,580	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VELLONE, JOHN A		30461	0234	05-02-2017	Q	I	165,000	00	2025	1020	263,300	2024	1020	324,600	2023	1020	252,500
COOKE, DIANE M TR		21838	0302	03-09-2007	U	I	0	1A									
COOKE, DIANE M TR		19897	0099	06-02-2005	Q	I	210,000	00									
SENOSKI, RICHARD ET AL		17937	0293	11-18-2003	Q	I	179,000	00									
						Total		263,300	Total		324,600	Total		252,500			

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

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				
0001				HYAN	262,500				
					Appraised Xf (B) Value (Bldg)	0			
					Appraised Ob (B) Value (Bldg)	800			
					Appraised Land Value (Bldg)	0			
					Special Land Value	0			
					Total Appraised Parcel Value	263,300			
					Valuation Method	C			
					Total Appraised Parcel Value	263,300			

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
19-3291	10-16-2019	835	Sid/Wind/Roof/	2,000		100		replace 1 door		01-05-2024	AG	22		22	Change of Address
										04-30-2020	WD			FR	Field Review
										12-18-2018	SR	02		03	Cycl Insp Comp
										03-18-2014	TP	03		16	In Office Review
										08-29-2013	TP	03		16	In Office Review
										03-09-2009	TP	03		16	In Office Review
										01-18-2006	PT	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	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	01	None			
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	932				
Bath Split	11	1 Full-1 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104260	C 0440	Owne 2.2
	HASTINGS MEADO	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	MKT0	MKT0	100

COST / MARKET VALUATION	
Building Value New	312,496
Year Built	1981
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	262,500
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
PAT1	Patio- Average	L	144	5.89	1998		79		0.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	504	504	504	310.02	156,248	
FUS	Upper Story	504	504	504	310.02	156,248	
PTO	Patio	0	144	0	0.00	0	
Ttl Gross Liv / Lease Area		1,008	1,152	1,008		312,496	

