

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BENSON, CASSANDRA & WELLS, MA						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
359 COMMERCIAL STREET #4					4 Hyannis CU	RESIDNTL	1020	264,300	264,300	
PROVINCETOW MA 02657		SUPPLEMENTAL DATA				Total		264,300	264,300	VISION
		Alt Prcl ID	Split Zonin HB;B	Plan Ref. 358/59, 363/9						
		BID Parcel	ResExpt Q	Land Ct#	#SR					
		#DL 1	UNIT D	Life Estate	PP STATU					
		#DL 2	BLDG 11	Assoc Pid#						
		GIS ID	F_982962_2707246							

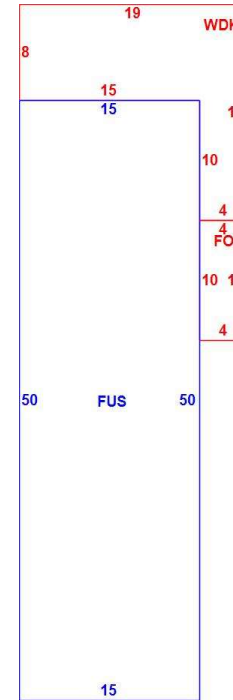
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BENSON, CASSANDRA & WELLS, MARY ALI		34520	130	09-29-2021	Q	I	239,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ALVES, LEANDRO RODRIGUES		30199	0225	12-29-2016	Q	I	99,000	00	2025	1020	264,300	2024	1020	250,400	2023	1020	202,600
SANFILIPPO, KATHRYN		15315	0136	06-28-2002	Q	I	115,000	00									
LEE, JOSEPH & HONG LI		12139	0172	03-22-1999	U	I	47,500	1L									
MANNI, DONALD M JR		7695	0245	09-15-1991	Q	I	47,000	00									
		Total				264,300	Total		250,400		Total		202,600				

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)	259,000				
0001						HYAN							Appraised Xf (B) Value (Bldg)	2,500				
															Appraised Ob (B) Value (Bldg)	2,800		
															Appraised Land Value (Bldg)	0		
															Special Land Value	0		
															Total Appraised Parcel Value	264,300		
															Valuation Method	C		
															Total Appraised Parcel Value	264,300		

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
										07-09-2024	AG	22		22	Change of Address
										01-26-2022	BM	03		16	In Office Review
										05-04-2020	WD			FR	Field Review
										01-03-2019	SR	02		03	Cycl Insp Comp
										08-28-2014	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	1	1 Story			
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	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	750				
Bath Split	10	1 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104264	C 0480	Owne	2.0	
	IYANNOUGH VILLA	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr	2FU	SECOND FLOOR	100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		308,371			
Year Built		1981			
Effective Year Built		2004			
Depreciation Code		A			
Remodel Rating					
Year Remodeled		16			
Depreciation %		0			
Functional Obsol		0			
External Obsol		1			
Trend Factor					
Condition					
Condition %		84			
Percent Good		259,000			
Cns Sect Rcnd					
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	192	20.00	1999		60		0.00	2,800
FOP	Open Porch-ro	B	40	55.00	2002		84		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FOP	Open Porch	0	40	0	0.00	0
FUS	Upper Story	750	750	750	411.16	308,371
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		750	982	750		308,371

