

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT													
MCNAMARA, WILLIAM J JR TR WILLIAM J MCNAMARA JR LIVING TR 45 TORREY ROAD EAST SANDWIC MA 02537						Description		Code	Assessed		Assessed			801 FY2025 BARNSTABLE, MA <h1 style="text-align: center;">VISION</h1>					
						RESIDNTL		1020	252,900		252,900								
						4 Hyannis CU													
SUPPLEMENTAL DATA																			
Alt Prcl ID				Plan Ref.															
Split Zonin HB;B				Land Ct#		30582-E1 TO E3													
BID Parcel				#SR															
ResExpt Q				Life Estate		PP STATU													
#DL 1 UNIT 1EA																			
#DL 2 BLDG 1																			
GIS ID F_982728_2707537				Assoc Pid#															
						Total		252,900		252,900									
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCNAMARA, WILLIAM J JR TR				C33-1	0	04-29-2011	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCNAMARA, WILLIAM J JR				C33-1	0	12-03-2010	U	I	66,000	1S	2025	1020	252,900	2024	1020	256,200	2023	1020	174,000
FILHO, GERALDO P & PIMENTA, FATIMA S				C33-1	0	09-09-2005	Q	I	189,000	00									
ARCHIBALD, CHRISTOPHER C				C33-1	0	07-30-2004	Q	I	165,000	00									
BELINSKI, THOMAS M				C33-1	0	12-20-2002	Q	I	148,500	00									
						Total		252,900		Total		256,200		Total		174,000			
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)						252,100			
0001								HYAN		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						252,900							
						Valuation Method						C							
						Total Appraised Parcel Value						252,900							
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		
BLDC-24-21	09-27-2024	803		35,000		0		Replacing of rotted post suppo				06-30-2023	TR	03		16	In Office Review		
17-3700	11-06-2017	881	Alt-Int work-Co	14,980		100	06-30-2018	Replace Insulation and Drywall				06-24-2022	BM	22		22	Change of Address		
											05-04-2020	WD			FR	Field Review			
											04-04-2019	SR	02		03	Cycl Insp Comp			
											04-30-2015	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	2	2 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	845				
Bath Split	20	2 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104263	C 0470	Ownr 0.5
	CAPE CROSSROAD	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr	1FU	FIRST FLOOR	100
Condo Unit	MKT0	MKT0	100

COST / MARKET VALUATION	
Building Value New	307,472
Year Built	1974
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	252,100
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	160	5.89	2001		77		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	840	840	840	366.04	307,472
PTO	Patio	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		840	1,000	840		307,472

