

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION																									
NEVIL, PATRICE & GINA 12 OAKWOOD AVENUE RANDOLPH MA 02368												Description		Code		Assessed		Assessed																											
										RESIDNTL		1020		333,100		333,100																													
										4 Hyannis CU																																			
SUPPLEMENTAL DATA																																													
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 UNIT 6NB #DL 2 BLDG 6 GIS ID F_982728_2707537										Plan Ref. Land Ct# 30582-E1 TO E3 #SR Life Estate PP STATU Assoc Pid#																																			
														Total		333,100		333,100																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
NEVIL, PATRICE & GINA MORIN, CARL WARBURTON, CARLA S ANTHERO, SONIA BOWES, JOHN J JR				C33-6 0		08-27-2013		U		I		87,000		1		Year		Code		Assessed		Year		Code		Assessed																			
				C33-6 0		01-07-2010		U		I		85,000		1L		2025		1020		333,100		2024		1020		337,700		2023		1020		228,000													
				C33-6 0		11-09-2005		Q		I		214,000		00																															
				C33-6 0		12-20-2002		Q		I		165,000		00																															
				C33-6 0		01-29-1999		Q		I		61,900		00																															
Total														333,100		Total		337,700		Total		228,000																							
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 Appraised Bldg. Value (Card) 330,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 333,100 Valuation Method C Total Appraised Parcel Value 333,100																															
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																	
83535		04-21-2005		RW		Repair Work		5,000		06-30-2005		100		06-30-2005				06-30-2023		TR		03				16		In Office Review																	
																		05-04-2020		WD						FR		Field Review																	
																		04-05-2019		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						CONDO DATA							
Interior Wall 1	05		Drywall				Parcel Id	104263	C	0470	Owne	0.6		
Interior Wall 2								CAPE CROSSROAD			B	1	S	1
Interior Floor 1	14		Carpet				Adjust Type	Code	Description			Factor%		
Interior Floor 2							Condo Flr	2FE	SECOND FL END			100		
Heat Fuel	04		Electric				Condo Unit	MKT0	MKT0			100		
Heat Type	07		Elec Baseboard				COST / MARKET VALUATION							
AC Type	01		None				Building Value New			403,458				
Bedrooms	03		3 Bedrooms				Year Built			1974				
Full Baths	2		2 Full				Effective Year Built			2001				
Half Baths	0						Depreciation Code			A				
Extra Fixtures							Remodel Rating							
Total Rooms	5		5 Rooms				Year Remodeled							
Bath Style							Depreciation %			18				
Kitchen Style							Functional Obsol			0				
Master Deed L	1152		2 Full-0 Half				External Obsol			0				
Bath Split	20		Poured Conc.				Trend Factor			1				
Foundation	01						Condition							
AC Type Alt							Condition %							
Sewer Occupan							Percent Good			82				
							Cns Sect Rcnlld			330,800				
							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	160	20.00	2001		54		0.00	2,300				
