

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION																															
LANCA, CEZAR 10 BEECH PLUM DRIVE E. FALMOUTHMA02536												Description		Code		Assessed		Assessed																																	
												RESIDNTL		1020		254,400		254,400																																	
												4 Hyannis CU																																							
SUPPLEMENTAL DATA																																																			
				Alt Prcl ID Split ZoninHB;B BID Parcel ResExpt QNO APP: #DL 1UNIT 6WG #DL 2BLDG 6 GIS IDF_982728_2707537				Plan Ref. Land Ct#30582-E1 TO E3 #SR Life Estate PP STATU Assoc Pid#																																											
														Total		254,400		254,400																																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																			
LANCA, CEZAR ROBIDEAU, GENE HEIRS OF ROBIDEAU, GENE JONES, JEANNETTE JONES, NORMAN J				C33-60		03-21-2022		U		I		271,000		1		Year		Code		Assessed		Year		Code		Assessed																									
				BA210		11-08-2021		U		I		0		1F		2025		1020		254,400		2024		1020		258,000		2023		1020		173,800																			
				C33-60		08-15-1996		Q		I		37,500		U																																					
				C33-60		11-15-1987		U		I		1		A																																					
				C33-60		08-15-1984		Q		I		56,700		U																																					
Total														254,400		Total		258,000		Total		173,800																													
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																																							
Year		Code		Description		Amount		Code		Description														Number		Amount		Comm Int																							
2024		N5C		NO RESIDENTIAL EXEMPTION		0.00																																													
Total				0.00																																															
ASSESSING NEIGHBORHOOD																																																			
Nbhd		Nbhd Name		B		Tracing		Batch																																											
0001								HYAN																																											
NOTES																																																			
														Appraised Bldg. Value (Card)252,100																																					
														Appraised Xf (B) Value (Bldg)0																																					
														Appraised Ob (B) Value (Bldg)2,300																																					
														Appraised Land Value (Bldg)0																																					
														Special Land Value0																																					
Total Appraised Parcel Value254,400																																																			
Valuation MethodC																																																			
Total Appraised Parcel Value254,400																																																			
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																							
																		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				
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					
Bath Split	845	2 Full-0 Half			
Foundation	20	Poured Conc.			
AC Type Alt	01				
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	2FU	SECOND 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 Rcndld	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
WDC	Wood Decking	L	160	20.00	2001		54		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FUS	Upper Story	840	840	840	366.04	307,472	
WDC	Wood Deck	0	160	0	0.00	0	
Ttl Gross Liv / Lease Area		840	1,000	840		307,472	

