

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GIANCOLA, MARK S & TINA						Description	Code	Assessed	Assessed
463 SUDBURY STREET					4 Hyannis CU	RESIDNTL	1020	512,600	512,600
MARLBOROUGH MA 01752		SUPPLEMENTAL DATA			Alt Prcl ID	Plan Ref.	359/48-50		
					Split Zonin	Land Ct#			
					BID Parcel	#SR			
					ResExpt Q	Life Estate			
					#DL 1	PP STATU			
					#DL 2	UNIT C			
					GIS ID	F_986911_2696391			
						Assoc Pid#			
						Total		512,600	512,600

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GIANCOLA, MARK S & TINA	31367	0006	06-27-2018	Q	I	224,000	00	Year	Code	Assessed	Year	Code	Assessed			
WHEATON, SARAH G	15481	0100	08-16-2002	Q	I	180,000	00	2025	1020	512,600	2024	1020	585,900			
DANSEREAU, PAUL G & THERESA A	14830	0081	02-15-2002	U	I	152,900	1				2023	1020	391,800			
TRUDEL, JOHN W & BARBARA J	12043	0041	02-04-1999	Q	I	85,500	00									
DONETZ, ALEXANDER G & BARBARA A	8768	0110	09-15-1993	Q	I	58,000	00									
								Total		512,600	Total		585,900	Total		391,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

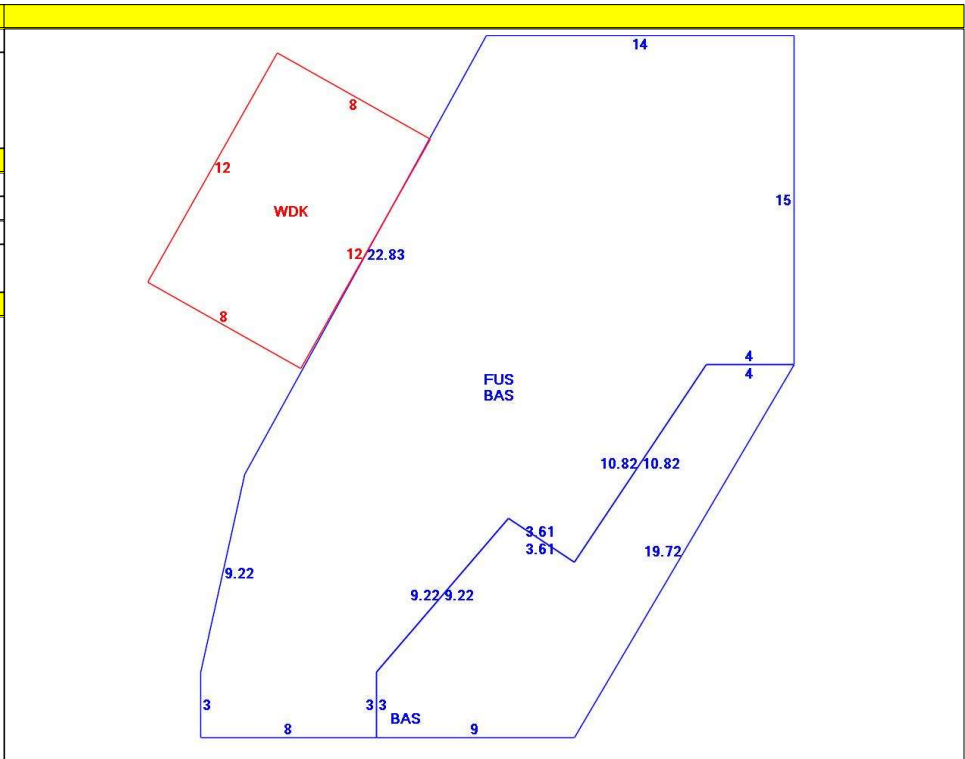
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	510,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	512,600
Valuation Method	C
Total Appraised Parcel Value	512,600

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
85396	07-07-2005	NW	New Windows	15,300	06-30-2006	100	06-30-2006		02-02-2024	TR	03		15	Abatement Review
									05-07-2020	WD			FR	Field Review
									12-20-2018	SR	02		03	Cycl Insp Comp
									07-31-2015	TP	03		16	In Office Review
									10-03-2013	TP	03		16	In Office Review
									10-02-2013	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	RB	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 Plus			
Stories	2	2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	20	Typical			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	2	2 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1040				
Bath Split	10	1 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104275	C 0610	Own	11.	
	CAPE MARINER	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Fir	MFU	MULTI FLOORS	113		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		607,790			
Year Built		1980			
Effective Year Built		2003			
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 Rcnld		510,500			
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
WDC	Wood Decking	L	96	20.00	1999		60		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	620	620	620	544.61	337,659	
FUS	Upper Story	496	496	496	544.61	270,127	
WDC	Wood Deck	0	96	0	0.00	0	
Ttl Gross Liv / Lease Area		1,116	1,212	1,116		607,786	

