

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRANQUINHO, ELIZEU						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
130 WINTER ST UNIT 6					4 Hyannis CU	RESIDNTL	1020	255,800	255,800	
HYANNIS MA 02601		SUPPLEMENTAL DATA				Total		255,800	255,800	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 UNIT 6 #DL 2 BLDG 2 GIS ID F_987777_2701820		Plan Ref. Land Ct# 15177-R-1 LOT 5 #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRANQUINHO, ELIZEU		C138-0	10-27-2006	U	I	159,500	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GONSALVES, MANUELA ANITA		C138-0	09-06-2002	Q	I	130,000	00	2025	1020	255,800	2024	1020	243,300	2023	1020	205,800
ROSENBERG, ALFRED I & ANN E		C138-0	01-03-1997	Q	I	59,000	00									
CLARK, NANCY L		C138-0	08-15-1995	Q	I	59,000	00									
BOLSTER, ELIZABETH A		C138-0	04-15-1986	Q	I	84,900	00									
Total						255,800		Total		243,300	Total		205,800			

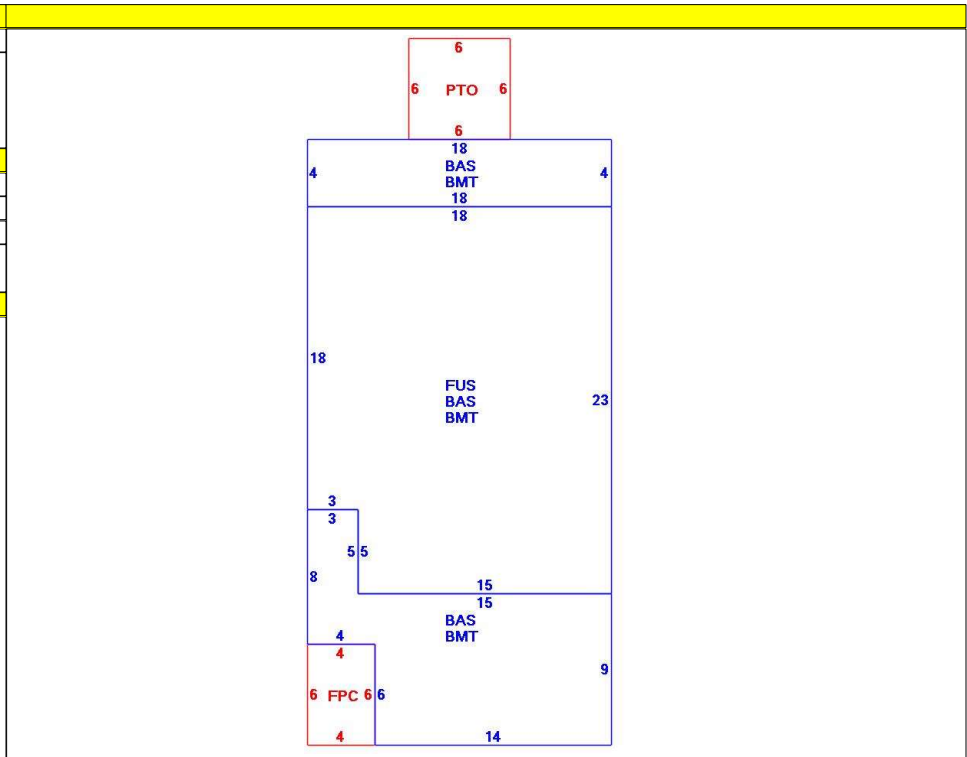
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
2010	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B		Tracing		Batch					
0001				HYAN							
NOTES											
Appraised Bldg. Value (Card) 237,500 Appraised Xf (B) Value (Bldg) 17,900 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 255,800 Valuation Method C Total Appraised Parcel Value 255,800											

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	
17-276	02-14-2017	822	Insulation	900		100		Weatherization, air sealing, we	05-05-2020	WD			FR	Field Review	
									04-17-2019	SR	02		03	Cycl Insp Comp	
									11-21-2013	TP	03		16	In Office Review	
									05-10-2007	KLP	03		16	In Office Review	
									11-15-1987	ME	02		01	Meas/Est	

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			
Stories	1.5	1 1/2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
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	1000				
Bath Split	20	2 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104222	C 0150	Owne	12.	
	WINTERSET EAST	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		282,778			
Year Built		1982			
Effective Year Built		2004			
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		237,500			
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
BMT	Basement-Unfi	B	624	26.01	2002		84		0.00	16,500
FOPC	Open Prch-roo	B	24	55.00	2002		84		0.00	1,400
PAT2	Patio-Good	L	36	9.94	1994		75		0.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	624	624	624	276.42	172,486
BMT	Basement Area	0	624	0	0.00	0
FPC	Open Porch Conc. Floor	0	24	0	0.00	0
FUS	Upper Story	399	399	399	276.42	110,292
PTO	Patio	0	36	0	0.00	0
Ttl Gross Liv / Lease Area		1,023	1,707	1,023		282,778

