

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAMA, HIRA & TAMANG, SURESH 482 LINCOLN ROAD EXTENSION HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	301,900	301,900
			6 Septic			RES LAND	1010	138,500	138,500
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct# 27108-B					
#DL 1 LOT 38		#DL 2		#SR					
GIS ID F_981038_2704885		Assoc Pid#		Life Estate					
				PP STATU					
						Total		440,400	440,400

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SHERPA, DAWA DIKI		C233173	0	06-13-2023	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed
LAMA, HIRA & TAMANG, SURESH		C199757	0	03-01-2013	U	I	215,500	1S	2023	1010	267,100	2022	1010	225,900
INVESTMENT CAPITAL COMM MTG LLC		C199446	0	01-16-2013	U	I	115,000	1L		1010	132,900		1010	98,400
MANSFIELD, THERESA M		C151460	0	12-28-1998	U	I	100,000	00					1010	3,900
TUFTS, SHARON A TR		C149072	0	06-25-1998	U	I	1	1A						
						Total		400,000	Total		324,300	Total		287,400

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
0104			Batch HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	275,000
Appraised Xf (B) Value (Bldg)	23,000
Appraised Ob (B) Value (Bldg)	3,900
Appraised Land Value (Bldg)	138,500
Special Land Value	0
Total Appraised Parcel Value	440,400
Valuation Method	C
Total Appraised Parcel Value	440,400

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
18-4199	12-28-2018	822	Insulation	5,754		100		Insulation & Air Sealing	04-27-2020	WD			FR	Field Review
									07-20-2017	KM	02		14	Cyclical Inspection
									12-17-2013	JR	03		20	Sale Review
									10-11-2013	DR	22		22	Change of Address
									05-15-2002	PT	01		00	Meas/Listed-Interior Acces
									08-15-1990	ML	01		00	Meas/Listed-Interior Acces

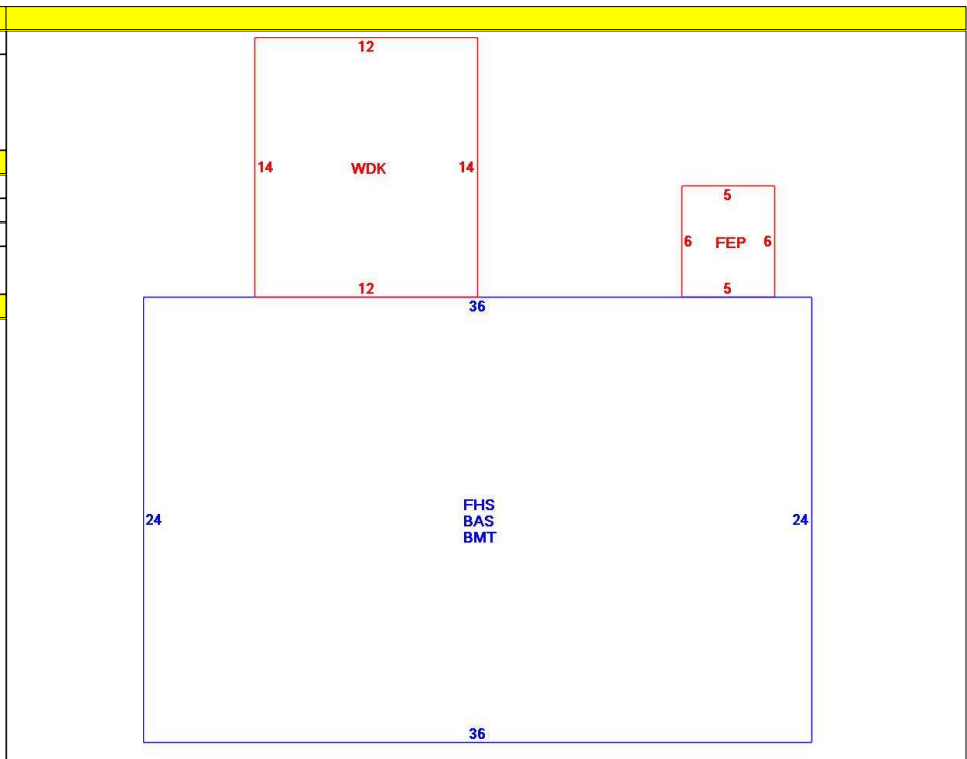
LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RC-	4	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0104	0.900		1.0000	346,233.8	138,500
Total Card Land Units					0.40	AC	Parcel Total Land Area					0.40	Total Land Value			138,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
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	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	335,392
Year Built	1980
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	275,000
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	168	20.00	1998		58		0.00	2,500
BMT	Basement-Unfi	B	864	26.01	1998		82		0.00	19,700
FEP	Enclosed porc	B	30	70.00	1998		82		0.00	3,300
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	864	864	864	258.79	223,595	
BMT	Basement Area	0	864	0	0.00	0	
FEP	Enclosed Porch	0	30	0	0.00	0	
FHS	Half Story	432	864	432	129.40	111,797	
WDK	Wood Deck	0	168	0	0.00	0	
Ttl Gross Liv / Lease Area		1,296	2,790	1,296		335,392	

