

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAMA, FRUPA & CHHING DHOMA 289 MEGAN ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	275,700	275,700
			6 Septic			RES LAND	1010	134,400	134,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 13 #DL 2 GIS ID F_983349_2701160				Plan Ref. Land Ct# 27099-B #SR Life Estate PP STATU Assoc Pid#		Total 410,100 410,100			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
LAMA, FRUPA & CHHING DHOMA	C229275	0	03-01-2022	U	I	400,000	1	2023	1010	237,000	2022	1010	204,300	2021	1010	162,200
AVIS, JONATHAN ESTATE OF	1,453,316	0	08-08-2021	U	I	0	1F		1010	128,900		1010	95,500		1010	90,500
AVIS, JONATHAN	C224401	0	11-13-2020	Q	I	342,000	00								1010	5,400
NYDAM, RICHARD A & DWYER, BARBAR	C217625	0	10-19-2018	Q	I	293,000	00									
LADINO, DENNIS E & SUSAN M	C170262	0	08-21-2003	U	I	1	1A									
Total								365,900	Total		299,800	Total		258,100		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00												
Total			0.00												

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0104				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	
BLDR-22-82	07-20-2022	839	Solar Panel-Re	2,000	09-19-2022	100	09-19-2022	COMPLETED 9/19/2022 PER	05-10-2023	JO	03		02	Bldg Permit Completed	
EXPR-22-5	04-20-2022	835	Sid/Wind/Roof/	6,779		100		Remove existing roof and insta	06-13-2022	BM	03		16	In Office Review	
56338	09-28-2001	OB	Out Building	1,000	01-01-2002	100		SHED	06-16-2020	LH	03		16	In Office Review	
									05-01-2020	WD			FR	Field Review	
									04-09-2015	SR	02		14	Cyclical Inspection	
									04-25-2002	MF	02		12	Outbuilding Insp Only	
									02-05-2001	PT	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	RB	4	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0104	0.900		1.0000	516,811.3	134,400
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value				134,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
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	5	5 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
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	289,707
Year Built	1975
Effective Year Built	1998
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	243,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	2000		84		0.00	4,200
WDC	Wood Decking	L	230	20.00	1997		56		0.00	2,900
BMT	Basement-Unfi	B	986	26.01	2000		84		0.00	22,100
UST	Utility Storage-	B	45	17.11	2000		84		0.00	600
PAT2	Patio-Good	L	96	9.94	2016		97		0.00	1,100
SHED	Shed	L	80	18.00	2019		100		0.00	1,400
SOL1	Solar PV Pane	B	7	860.00	2022		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	986	986	986	293.82	289,707
BMT	Basement Area	0	986	0	0.00	0
PTO	Patio	0	96	0	0.00	0
UST	Utility Enclosure	0	45	0	0.00	0
WDC	Wood Deck	0	230	0	0.00	0
Ttl Gross Liv / Lease Area		986	2,343	986		289,707

