

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DIAMANTINO, NEILA M		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
26 MEGAN RD			4 Gas			RESIDNTL	1010	297,700	297,700
HYANNIS MA 02601			6 Septic			RES LAND	1010	135,800	135,800
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID					Plan Ref. 261/27				
Split Zonin					Land Ct#				
BID Parcel					#SR				
ResExpt Q YES:					Life Estate				
#DL 1 LOT 108					PP STATU				
#DL 2					Assoc Pid#				
GIS ID F_983971_2703728									
Total								433,500	433,500

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DIAMANTINO, NEILA M	19950	0108	06-20-2005	Q	I	329,000	00	Year	Code	Assessed	Year	Code	Assessed
LYNCH, RICHARD C	6170	0259	03-15-1988	U	I	1	A	2023	1010	259,000	2022	1010	228,900
LYNCH, RICHARD & ANNA M	5614	0012	03-15-1987	U	I	1	A		1010	130,400		1010	96,600
LYNCH, JAMES M & ANNA M	2820	0172	11-15-1978	U		0						1010	11,500
MILANO, JAMES A JR & KATHLEEN A	2723	0194	06-09-1978	U		0							
Total								389,400		Total	325,500	Total	283,400

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										

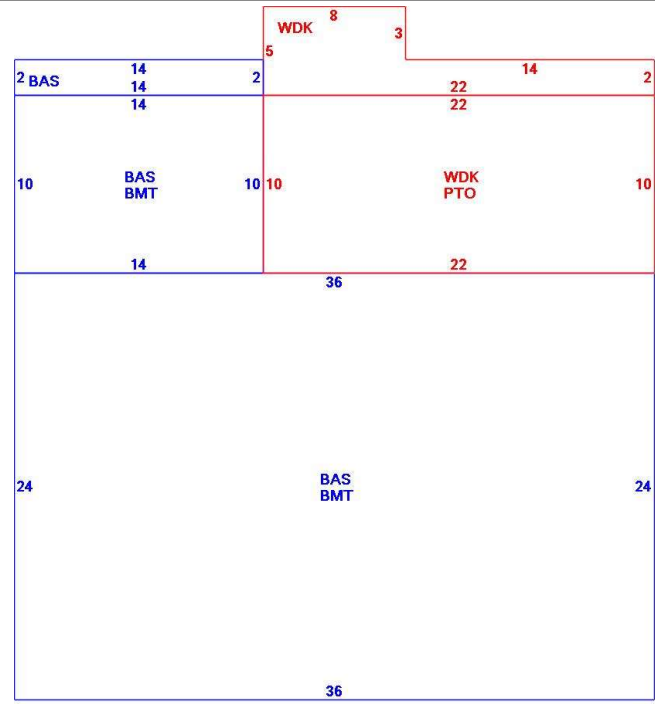
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0104				HYAN				

NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)				243,500
				Appraised Xf (B) Value (Bldg)				42,700
				Appraised Ob (B) Value (Bldg)				11,500
				Appraised Land Value (Bldg)				135,800
				Special Land Value				0
				Total Appraised Parcel Value				433,500
				Valuation Method				C
				Total Appraised Parcel Value				433,500

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	
16-3426	11-21-2016	835	Sid/Wind/Roof/	1,800		100		Replacement Windows Uvalue	05-04-2020	WD			FR	Field Review	
19342	11-18-1996	RE	Remodel	6,000	08-27-1997	100	01-01-1997	Reshingle	05-14-2018	MS	03		16	In Office Review	
B29512	06-01-1986	AD	Addition	5,000	01-15-1987	100		HY SUN RM	11-08-2017	SR	02		03	Cycl Insp Comp	
									05-04-2006	JK	22		22	Change of Address	
									01-20-2006	PT	02		49	N/C - Cyclical Insp.	
									02-02-2001	PT	01		00	Meas/Listed-Interior Acces	
									08-27-1997	LK	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	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0104	0.900		1.0000	438,214.8	135,800
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			135,800	

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>			<b>COST / MARKET VALUATION</b>		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			300,663		
Year Built			1978		
Effective Year Built			1995		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			19		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			81		
RCNLD			243,500		
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
SHED	Shed	L	386	18.00	1990		42		0.00	2,900
BFA1	Bsmt Fin-Goo	B	800	32.56	1997		81		0.00	21,100
WDC	Wood Decking	L	288	20.00	1997		56		0.00	3,300
BMT	Basement-Unfi	B	1,004	26.01	1997		81		0.00	21,600
PAT1	Patio- Average	L	220	5.89	2017		98		0.00	1,400
WDC	Wood Deck w/	L	48	18.00	2017		96		0.00	2,400
FOPD	FOP-CONCR	L	56	31.41	1990		71	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	291.34	300,663
BMT	Basement Area	0	1,004	0	0.00	0
PTO	Patio	0	220	0	0.00	0
WDK	Wood Deck	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		1,032	2,544	1,032		300,663

