

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DALOMBA, SYNVAL P 76 COMPASS CIR HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1040	272,700	272,700
			6 Septic			RES LAND	1040	140,800	140,800
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 247/12					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1 LOT 1				#SR					
#DL 2				Life Estate					
GIS ID F_987268_2698399				PP STATU					
				Assoc Pid#					
						Total		413,500	413,500

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DALOMBA, SYNVAL P		16064 0343	12-11-2002	Q	I	279,900	00	Year	Code	Assessed	Year	Code	Assessed
ELWELL, RICHARD & BRENDA D		15189 0350	05-23-2002	U	I	190,000	1	2023	1040	257,100	2022	1040	299,700
KOSKORIS, JAMES & SULLIVAN, M		5868 0031	08-15-1987	U	I	103,000	1A		1040	128,000		1040	94,800
TRIANAFYLLOS, MARY		5516 0170	01-13-1987	U		0						1040	1,500
TRIANAFYLLOS, MARY		5310 0289	09-15-1986	Q	I	131,000	00	Total		385,100	Total		394,500
								Total			Total		350,500

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
0105			Batch HYAN

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	248,500
Appraised Xf (B) Value (Bldg)	22,700
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	140,800
Special Land Value	0
Total Appraised Parcel Value	413,500
Valuation Method	C
Total Appraised Parcel Value	413,500

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
201505202	08-14-2015	NS	New Siding	2,000	06-30-2016	100	06-30-2016	RE-SIDE	05-08-2020	WD			FR	Field Review
201503833	06-22-2015	NW	New Windows	5,500	06-30-2015	100	06-30-2016	REPLACEMENT WINDOWS (09-21-2017	SR	02		03	Cycl Insp Comp
86762	09-08-2005	NS	New Siding	3,000	06-30-2005	100	06-30-2005		02-26-2008	DR	22		22	Change of Address
									04-09-2003	PT	02		01	Meas/Est
									03-14-2002	PT	01		00	Meas/Listed-Interior Acces
									05-15-1988	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	1040	Two Family	RB	4	0.180 AC	176,344.00	4.43465	1.0000	5	1.00	0105	1.000		1.0000	782,032.7	140,800	
Total Card Land Units					0.18 AC	Parcel Total Land Area					0.18	Total Land Value					140,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	30	3 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		314,496
Year Built		1972
Effective Year Built		1992
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		79
RCNLD		248,500
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
UST	Utility Storage-	B	42	17.11	1994		79		0.00	600
BMT	Basement-Unfi	B	1,040	26.01	1994		79		0.00	21,500
UST	Utility Storage-	B	42	17.11	1994		79		0.00	600
WDC	Wood Decking	L	72	20.00	1992		46		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	145.60	151,424
BMT	Basement Area	0	1,040	0	0.00	0
FUS	Upper Story	1,120	1,120	1,120	145.60	163,072
UST	Utility Enclosure	0	84	0	0.00	0
WDC	Wood Deck	0	72	0	0.00	0
Ttl Gross Liv / Lease Area		2,160	3,356	2,160		314,496

