

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
SOARES, JOHN M & EMILIA M 286 COMPASS CIRCLE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	262,700	262,700		
			6 Septic			RES LAND	1010	134,100	134,100		
SUPPLEMENTAL DATA						Total				396,800	396,800
Alt Prcl ID		Split Zonin		Plan Ref. 273/94							
BID Parcel		ResExpt Q YES:		Land Ct#							
#DL 1 LOT 10-A		#DL 2		Life Estate							
GIS ID F_986262_2704228		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SOARES, JOHN M & EMILIA M		7703	0001	10-15-1991	Q	I	75,000	U	Year	Code	Assessed	Year	Code	Assessed
MITCHELL, DONALD E		2976	0129	08-31-1979	U		0		2023	1010	228,000	2022	1010	201,100
										1010	128,700		1010	95,300
									Total		356,700	Total		296,400
									Total			Total		258,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2016	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	218,200	
					Appraised Xf (B) Value (Bldg)	35,500	
					Appraised Ob (B) Value (Bldg)	9,000	
					Appraised Land Value (Bldg)	134,100	
					Special Land Value	0	
					Total Appraised Parcel Value	396,800	
					Valuation Method	C	
					Total Appraised Parcel Value	396,800	

NOTES												VISIT / CHANGE HISTORY					
												Date	Id	Type	Is	Cd	Purpost/Result
												05-05-2020	WD			FR	Field Review
												06-22-2017	KM	02		03	Cycl Insp Comp
												07-29-2015	GC	03		16	In Office Review
												02-07-2008	MA	22		22	Change of Address
												05-13-2003	PT	02		01	Meas/Est
												03-19-2001	PT	01		00	Meas/Listed-Interior Acces
												08-15-1987	ML	01		00	Meas/Listed-Interior Acces

BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								

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	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0104	0.900		1.0000	536,315.0	134,100

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					
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 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		276,160
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		218,200
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	1994		79		0.00	4,000
BRR	Bsmt Rec Rm-	B	300	8.05	1994		79		0.00	1,900
WDC	Wood Decking	L	112	20.00	1996		54		0.00	2,000
GAR	Attached Gara	B	308	40.00	1994		79		0.00	10,700
BMT	Basement-Unfi	B	864	26.01	1994		79		0.00	18,900
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300
SHED	Shed	L	96	18.00	2017		96		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	319.63	276,160
BMT	Basement Area	0	864	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	112	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,148	864		276,160

