

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
LYNCH, JOHN F & LOUISE A 51 COMPASS CIRCLE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	310,100	310,100		
			6 Septic			RES LAND	1010	133,000	133,000		
SUPPLEMENTAL DATA						Total				443,100	443,100
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q YES:		Land Ct# 17201-J							
#DL 1 LOT 22		#DL 2		Life Estate							
GIS ID F_985937_2703789		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LYNCH, JOHN F & LOUISE A		C137582	0	06-15-1995	Q	I	86,500	U	Year	Code	Assessed	Year	Code	Assessed
MURPHY, BARBARA M		C118302	0	08-15-1989	Q	I	115,000	U	2023	1010	273,200	2022	1010	238,800
NICOLAZZO, ANTONIO		C89462	0	08-15-1982	Q	I	50,000	U		1010	127,700		1010	94,600
SAFFORD, DEAN W & MERLE W		C77602	0	04-15-1979	Q	I	39,500	U	Total		400,900	Total		333,400
									Total		290,100	Total		290,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2013	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)	252,800		
												Appraised Xf (B) Value (Bldg)	51,300		
												Appraised Ob (B) Value (Bldg)	6,000		
												Appraised Land Value (Bldg)	133,000		
												Special Land Value	0		
												Total Appraised Parcel Value	443,100		
												Valuation Method	C		
												Total Appraised Parcel Value	443,100		

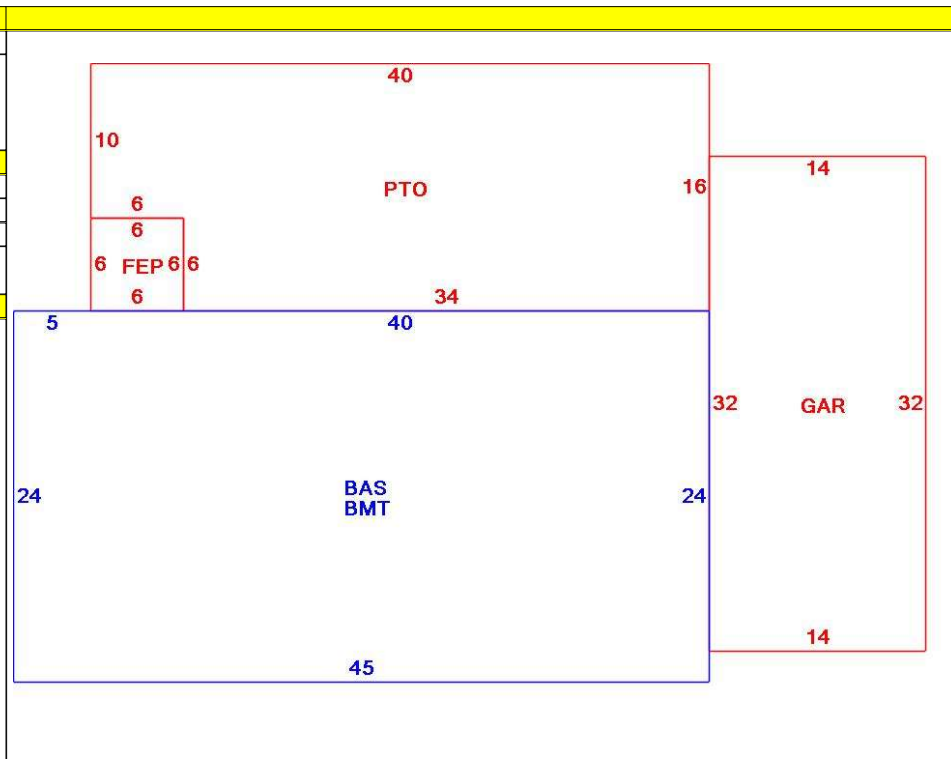
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200901860	06-11-2009	AD	Addition	127,000	11-10-2009	100	06-30-2010	FIRE DMG;ADD 10X14+1BD I	05-05-2020	WD			FR	Field Review
									05-25-2018	MS	03		16	In Office Review
									10-19-2017	KM	02		03	Cycl Insp Comp
									03-21-2013	TR	03		16	In Office Review
									01-14-2010	NF	03		02	Bldg Permit Completed
									11-10-2009	MK	02		52	New Construction
									05-09-2003	PT	02		01	Meas/Est

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	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0104	0.900		1.0000	554,319.7	133,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			133,000	

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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	1				
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	11	1 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	312,077
Year Built	1979
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	252,800
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	1997		81		0.00	4,100
BFA	Bsmt Fin-Avg	B	500	17.36	1997		81		0.00	7,000
PAT2	Patio-Good	L	604	9.94	1998		79		0.00	4,500
GAR	Attached Gara	B	448	40.00	1997		81		0.00	14,000
BMT	Basement-Unfi	B	1,080	26.01	1997		81		0.00	22,600
FEP	Enclosed porc	B	36	70.00	1997		81		0.00	3,600
SHED	Shed	L	84	18.00	2017		96		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	288.96	312,077
BMT	Basement Area	0	1,080	0	0.00	0
FEP	Enclosed Porch	0	36	0	0.00	0
GAR	Attached Garage	0	448	0	0.00	0
PTO	Patio	0	604	0	0.00	0
Ttl Gross Liv / Lease Area		1,080	3,248	1,080		312,077

