

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT													
MIRANDA, PAULO						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA									
187 COMPASS CIRCLE					4 Hyannis CU	RESIDNTL	1020	130,800	130,800										
HYANNIS MA 02601		SUPPLEMENTAL DATA																	
		Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	UNIT 6B	#DL 2	BLDG 6	GIS ID	F_987476_2696069	Plan Ref.	Land Ct#	36029-C-1 LOT 2	#SR	Life Estate	PP STATU	Assoc Pid#	
						Total		130,800	130,800										

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MIRANDA, PAULO	C144-0	0	02-20-2024	U	I	210,000	1L	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
GULDEN, LINDA JILL TR	C144-0	0	07-09-2014	U	I	0	1F	2025	1020	130,800	2024	1020	112,900	2023	1020	124,200
TOSCANO, ELIZABETH M&GULDEN, LINDA	C144-0	0	04-11-2007	U	I	1	1V									
GULDEN, LINDA JILL	C144-0	0	05-31-2005	U	I	235,000	1									
BARANOWSKY, DIANE M &	C144-0	0	08-15-1989	U	I	1	A									
Total								130,800	Total	112,900	Total	124,200				

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

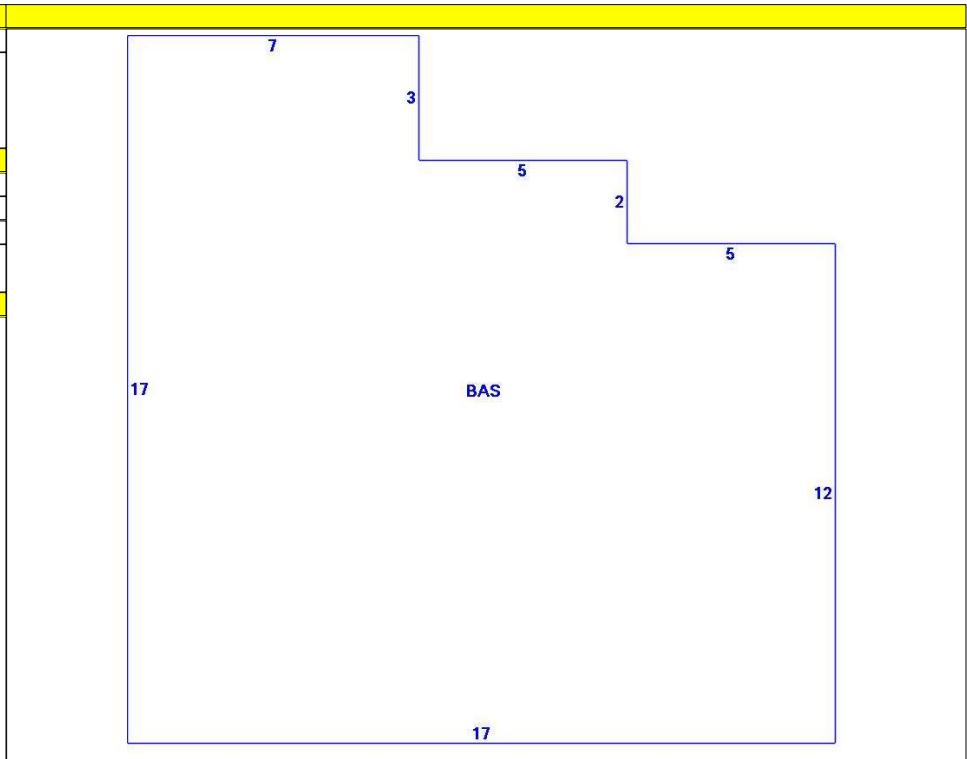
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	130,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	130,800
Valuation Method	C
Total Appraised Parcel Value	130,800

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
BLDC-22-28	12-23-2022	803	Addn Alt-Comm	20,000		100		ON BEHALF OF AT and T TH	02-21-2024	AG	03		16	In Office Review
									05-08-2020	WD			FR	Field Review
									03-17-2020	CK	22		22	Change of Address
									04-09-2019	SR	02		03	Cycl Insp Comp
									07-11-2014	AL	03		16	In Office Review
									10-20-2008	MA	22		22	Change of Address
									01-23-2006	PT	02		01	Meas/Est

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	RB	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0001	1.000		0.0000	0	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Grade	C	Average			
Stories	1	1 Story			
Occupancy	0				
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	01	1 Bedroom			
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	2	2 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	243				
Bath Split	10	1 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104214	C 0110	Ownr	1.1	
	CAPTAIN GOSNOL	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		169,867			
Year Built		1951			
Effective Year Built		1994			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		23			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		77			
Cns Sect Rcnd		130,800			
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	249	249	249	682.20	169,867
Ttl Gross Liv / Lease Area		249	249	249		169,867

