

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
SOARES, JOHN M & EMILIA M 286 COMPASS CIRCLE HYANNIS MA 02601				1	Level	2	Public Water	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed		Assessed							
						4	Gas							264,800	264,800								
						6	Septic			4				134,100	134,100								
SUPPLEMENTAL DATA												Total		398,900		398,900							
Alt Prcl ID				Split Zonin				Plan Ref.		273/94													
BID Parcel				ResExpt Q				#DL 1		YES: LOT 10-A		#DL 2		Life Estate		PP STATU							
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 MITCHELL, DONALD E				7703	0001	10-15-1991	Q	I	75,000		U	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				2976	0129	08-31-1979	U		0		2025	1010	264,800	2024	1010	262,700	2023	1010	128,700				
				Total		398,900		Total		396,800		Total		356,700									
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															
NOTES												Appraised Bldg. Value (Card)										220,700	
												Appraised Xf (B) Value (Bldg)										35,100	
												Appraised Ob (B) Value (Bldg)										9,000	
												Appraised Land Value (Bldg)										134,100	
												Special Land Value										0	
												Total Appraised Parcel Value										398,900	
												Valuation Method										C	
Total Appraised Parcel Value										398,900													
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						
BLDR-24-11	10-03-2024	804		6,000		0		remove garage doors and inst				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						
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	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0104	0.900				1.0000	536,315.0	134,100				
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value					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					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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		78		0.00	3,900
BRR	Bsmt Rec Rm-	B	300	8.05	1994		78		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		78		0.00	10,600
BMT	Basement-Unfi	B	864	26.01	1994		78		0.00	18,700
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	327.53	282,986	
BMT	Basement Area	0	864	0	0.00	0	
GAR	Attached Garage	0	308	0	0.00	0	
WDC	Wood Deck	0	112	0	0.00	0	
Ttl Gross Liv / Lease Area		864	2,148	864		282,986	

