

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
GUALLPA, ANGEL MARIA ASTUDILLO	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		4 Gas				RESIDNTL	1010	361,900	361,900		
		6 Septic			4	RES LAND	1010	145,900	145,900		
180 LINCOLN ROAD						SUPPLEMENTAL DATA					
HYANNIS MA 02601		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 39, 40, 41 #DL 2 GIS ID F_980393_2701936		Plan Ref. 58/99 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total				507,800	507,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
GUALLPA, ANGEL MARIA ASTUDILLO & GUALLPA, ANGEL MARIA ASTUDILLO	36664	79	11-08-2024	U	I	99	1F	2025	1010	361,900	2024	1010	340,900	2023	1010	291,100
FAVOR, RICHARD ESTATE OF	32768	0098	03-18-2020	U	I	338,500	1		1010	145,900						140,000
FAVOR, RICHARD	BA19P08	0	04-14-2019	U	I	0	1F									
SCHNEIDER, MILDRED B	12475	0090	08-13-1999	U	I	105,000	1A									
	12475	0087	08-13-1999	U	I	0	1									
Total								507,800	Total		486,800	Total		431,100		

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	307,000	
					Appraised Xf (B) Value (Bldg)	33,400	
					Appraised Ob (B) Value (Bldg)	21,500	
					Appraised Land Value (Bldg)	145,900	
					Special Land Value	0	
					Total Appraised Parcel Value	507,800	
					Valuation Method	C	
					Total Appraised Parcel Value	507,800	

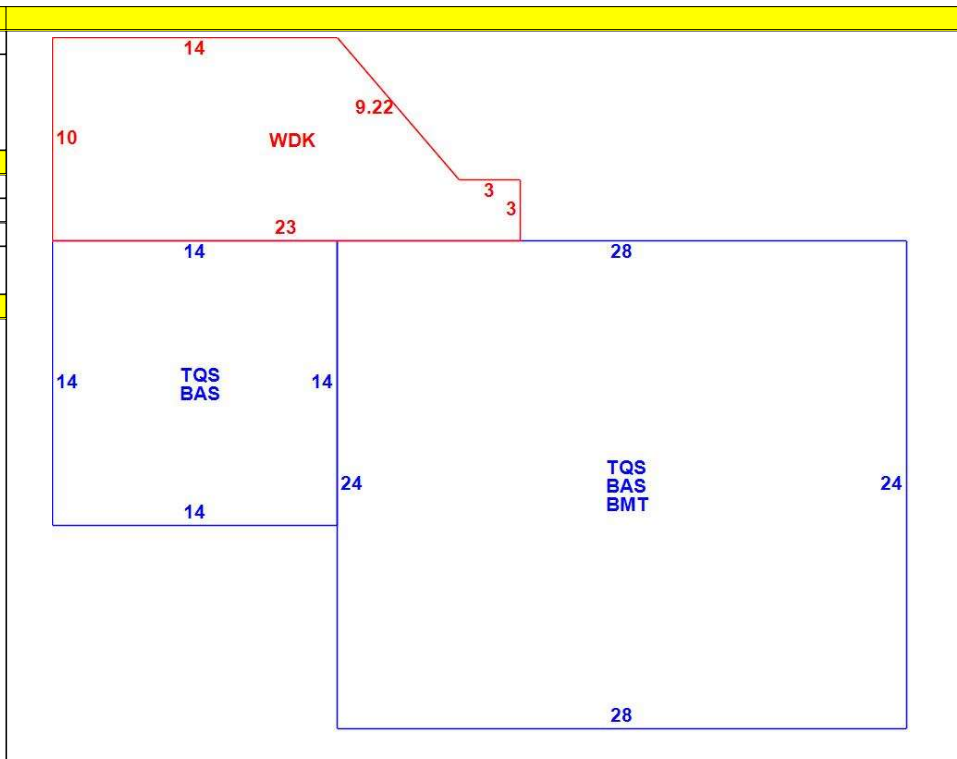
NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-23-1	09-28-2023	835	Sid/Wind/Roof/	7,000		100		Roof and siding	11-12-2024	AG	03		16	In Office Review	
BLDR-21-15	03-18-2022	880	Alt-Int work-Res	20,000	06-30-2023	100	06-30-2023	remodel existing basement re	06-30-2023	TR	03		16	In Office Review	
20-2114	08-18-2020	834	Sheet Metal	6,000	01-20-2021	100	06-30-2021	Central ac work on second floo	01-12-2022	BM	22		22	Change of Address	
20-1842	07-30-2020	804	Addn Alt-Res	40,000	01-20-2021	100	06-30-2021	Risen the ceilings on the seco	01-20-2021	SR	01		02	Bldg Permit Completed	
20-1552	06-30-2020	880	Alt-Int work-Res	40,000	01-20-2021	100	06-30-2021	In the bedroom existing on frist	04-22-2020	WD			FR	Field Review	
19-3111	09-19-2019	835	Sid/Wind/Roof/	9,100	06-30-2020	100	06-30-2020	Siding	12-06-2017	KM	02		03	Cycl Insp Comp	
									02-11-2014	JR	03		16	In Office Review	

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	0.560	AC	176,344.00	1.64114	1.0000	5	1.00	0104	0.900		1.0000	260,460.0	145,900
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value			145,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	414,879
Year Built	1950
Effective Year Built	1990
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	307,000
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1988		74		0.00	4,400
FGR2	Garage- Avg-	L	448	50.00	1970		46	00	1.00	10,300
BMT	Basement-Unfi	B	672	26.01	1988		74		0.00	15,200
SHD2	Shed w/Elec	L	288	26.00	2017		96		0.00	7,200
WDC	Wood Deck w/	L	188	18.00	2017		96		0.00	4,000
BFA1	Bsmt Fin-Goo	B	572	32.56			74		0.00	13,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	868	868	868	289.72	251,477
BMT	Basement Area	0	672	0	0.00	0
TQS	Three Quarter Story	564	868	564	188.25	163,402
WDK	Wood Deck	0	188	0	0.00	0
Ttl Gross Liv / Lease Area		1,432	2,596	1,432		414,879

