

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VALDEZ, GUILLERMO R & GERMOSE  191 BRISTOL AVENUE  HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description RESIDNTL RES LAND	Code 1010 1010	Assessed 408,800 135,300	Assessed 408,800 135,300
			4 Gas						
			6 Septic		4				
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 11, BLOCK 5 #DL 2 GIS ID F_984061_2701740			Plan Ref. Land Ct# 14034-E #SR Life Estate PP STATU Assoc Pid#			Total 544,100 544,100			

801  
FY2025  
BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
VALDEZ, GUILLERMO R & GERMOSEN, FLAHERTY, JOHN E ESTATE OF RODRIGUEZ, VICTOR A & GUZMAN, MA FLAHERTY, JOHN E BROWN, ALAN E TR		C220573 #D12971 C209899 C156498 C154850	0 0 0 0 0	09-19-2019 06-21-2016 06-21-2016 02-01-2000 09-21-1999	Q U Q U Q	I I I I V	355,000 0 265,000 145,000 37,900	00 1A 00 1 1A	Year 2025	Code 1010 1010	Assessed 408,800 135,300	Year 2024 2023	Code 1010 1010	Assessed 385,300 135,300
Total								544,100	Total	520,600	Total	473,100		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

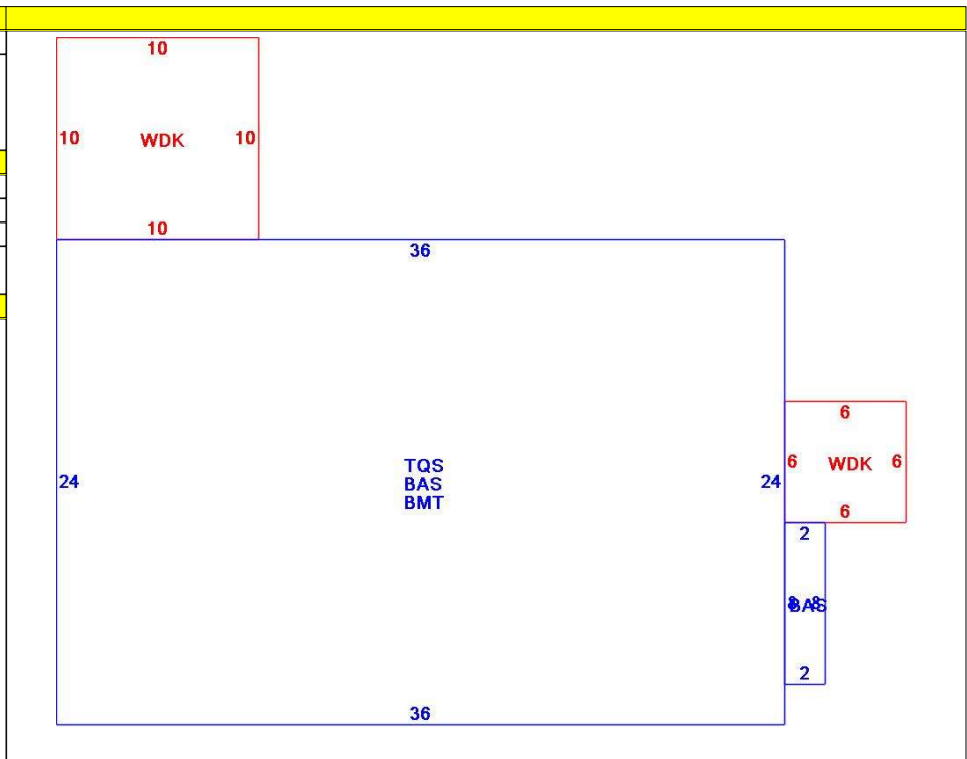
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	383,800
Appraised Xf (B) Value (Bldg)	22,100
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	135,300
Special Land Value	0
Total Appraised Parcel Value	544,100
Valuation Method	C
Total Appraised Parcel Value	544,100

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
BLDR-21-10 19-2640 17-3902 41138	01-25-2021 08-15-2019 11-27-2017 09-17-1999	839 835 804 DW	Solar Panel-Re Sid/Wind/Roof/ Addn Alt-Res Dwelling	12,100 3,000 2,500 87,120	09-09-2021 06-30-2020 06-30-2018 06-13-2000	100 100 100 100	06-30-2022 06-30-2020 06-30-2018 01-01-2000	Installation of roof mounted ph ROOF RESTORE TO A SF HOME. R	08-17-2022 08-24-2021 08-24-2021 05-01-2020 03-02-2020 08-02-2016 10-17-2011	CK LH LH WD SAF JR RB	03 03 03   03 03	      	16 16 22 FR 20 03 16	In Office Review In Office Review Change of Address Field Review Sale Review Cycl Insp Comp 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	0.290 AC	176,344.00	2.93869	1.0000	5	1.00	0104	0.900		1.0000	466,394.6	135,300

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					
<b>CONDO DATA</b>					
Roof Structure	03	Gable/Hip	Parcel Id		C
Roof Cover	03	Asph/F Gls/Cmp			Ownr 0.0
Interior Wall 1	03	Plastered			B S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	14	Carpet	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
<b>COST / MARKET VALUATION</b>					
Heat Fuel	03	Gas	Building Value New		417,199
Heat Type	05	Hot Water	Year Built		1999
AC Type	03	Central	Effective Year Built		2014
Bedrooms	02	2 Bedrooms	Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		8
Total Rooms	5	5 Rooms	Functional Obsol		0
Bath Style			External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Sewer Occupan			Condition %		
Accessory Apt			Percent Good		92
Foundation Alt	01	Poured Conc.	RCNLD		383,800
Rms Prts			Dep % Ovr		
Bath Split	20	2 Full-0 Half	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
WDC	Wood Decking	L	136	20.00	2005		72		0.00	2,900
BMT	Basement-Unfi	B	864	26.01	2012		92		0.00	22,100
SOL1	Solar PV Pane	B	17	860.00	2012		0		0.00	0

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	880	880	880	289.32	254,602
BMT	Basement Area	0	864	0	0.00	0
TQS	Three Quarter Story	562	864	562	188.19	162,598
WDK	Wood Deck	0	136	0	0.00	0
Ttl Gross Liv / Lease Area		1,442	2,744	1,442		417,200

